STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15 DAY OF March 2019.

NOTARY PUBLIC

My Commission expires: 1/23/23

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19020007

Address of New Owner
Janice Jones Bandy, Trustee of the Jimmie Jones Irrevocable Trust, FBO Janice Jones Bandy, U/A/D July 25, 2003
2816B West Kirkwood Avenue
Nashville, TN 37204

Send Tax Bills To:
Same

Tax Information:
118-02-3M-002.00

Karen Johnson Davidson County
Batch# 207005 **DEEDWARR**
03/18/2019 11:22:38 AM 2 pgs
Fees: $13.00 Taxes: $2,812.00

20190318-0024400

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Vision One Properties, LLC,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Janice Jones Bandy, Trustee of the Jimmie Jones Irrevocable Trust, FBO Janice Jones Bandy, U/A/D July 25, 2003,** hereinafter called the **Grantee**, his/her/their successors in trust, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit "B", on the Horizontal Property Regime for 2816 Kirkwood Residences, a Planned Unit Development (with Private Elements), as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161216-0132122, and corrected by Scrivener's Affidavit of record in Instrument No. 20161220-0133441, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description and the rights and obligation of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners. Amendment to the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180815-0080818, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Steve Janicak and wife, Elizabeth Janicak, by Warranty Deed from William E. Shoup and wife, Donna G. Shoup, dated 05/27/2016 and recorded on 06/17/2016 in Instrument No. 20160617-0061575, Register's Office for Davidson County, Tennessee. Steve Janicak and wife, Elizabeth Janicak further conveyed their interest to Vision One Properties, LLC, by Quitclaim Deed dated 07/31/2016 and recorded on 08/03/2016 in Instrument No. 20160803-0080415, Register's Office for Davidson County, Tennessee.

This is property generally located:
2816B West Kirkwood Avenue, Nashville, TN 37204

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 974, Page 66, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161216-0132122, corrected by Scrivener's Affidavit of record in Instrument No. 20161220-0133441, and First Amendment in Instrument No. 20180815-0080818, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3913, Page 197, and in Book 5487, Page 232, said Register's Office.
5. Notice of Completion of record in Instrument No. 20170731-0074657, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees his/her/their successors in trust, forever. Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. Grantor further covenants and binds itself, its successors, and/or assigns, to warrant and forever defend the title to the said land to the Grantees, his/her/their successors in trust, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Vision One Properties, LLC** has caused this instrument to be executed, this the 7 day of March, 2019.

VISION ONE PROPERTIES, LLC

E Janicak - Member

By: Elizabeth Janicak
As: Member

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Elizabeth Janicak,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Member of **Vision One Properties, LLC**, the within named bargainor, and she as such Member, executed the within instrument for the purposes therein contained by signing the name of the **Vision One Properties, LLC** by herself as such Member.

This the 7th day of March, 2019.

My commission Expires: 8/22/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY