THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520640

Karen Johnson Davidson County
Batch# 242635 **DEEDWARR**
06/13/2019 08:33:59 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20190613-0056645

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $155,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of June, 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Janus Investments, LLC PO Box 120415 Nashville, TN 37212	New Owner	Tax Parcel ID No. 117030B15700CO

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 of which is hereby acknowledged, **Eleni Ammirati, Successor Trustee of the John Phillip Giannikas Separate Property Trust dated November 27, 2017,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janus Investments, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. J-15 Parcel 157 on the Plan of The Villager Condominiums, as of record in Book 5200, Page 154 and revised in Book 5200, Page 201, Registrar's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 5454, Page 665, as amended in Book 5487, Page 967, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Trust Transfer Deed from John Phillip Giannikas, unmarried to John Phillip Giannikas, Trustee of the John Phillip Giannikas Separate Property Trust dated November 27, 2017, as recorded on the 6th day of December, 2017 in Instrument No. 20171206-0124596 and Warranty Deed from Paula Chapin Hartford, unmarried to John Phillip Giannikas, unmarried, as recorded on the 8th day of July, 2002 in Instrument No. 20020708-0082050, in the Register's Office of Davidson County, Tennessee.

John Phillip Giannikas having since died on September 7th, 2018. Eleni Ammirati now serving as Successor Trustee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAGER CONDOMINIUM APARTMENTS, REVISED, as recorded in Plat Book 5200, Page(s) 201 and Plat Book 5200, Page 154.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAGER CONDOMINIUM of record in Book 5434, Page 665, as amended by instrument(s) of record in Book 5487, Page 967 Amended at Instrument No. 20080416-0038631; Rules & Regulations recorded at Instrument No. 20090616-0055824; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Way, recorded in Book 4808, Page 424.

Easement for Comcast of Nashville I, LLC, recorded in Instrument No. 20130916-0097052.

This is improved property located at 2601 Hillsboro Pike J-15 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June, 2019.

John Phillip Giannikas Separate Property Trust

Eleni Ammirati trustee
BY: Eleni Ammirati, Successor Trustee

STATE OF California)
COUNTY OF San Diego)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eleni Ammirati, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that Eleni Ammirati is a trustee of The John Phillip Giannikas Separate Property Trust, dated November 27, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of June, 2019.

Ghada Abou-Hamze
Notary Public

My Commission Expires: Jan 16, 2023

GHADA ABOUHAMZE
Notary Public - California
San Diego County
Commission # 2271934
My Comm. Expires Jan 16, 2023