39B

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911911

WARRANTY DEED

Karen Johnson Davidson County
Batch# 244625 **DEEDWARR**
06/18/2019 08:27:58 AM 2 pgs
Fees: $13.00 Taxes: $3,233.80

20190618-0058329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $874,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2019.

NOTARY PUBLIC

My commission expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew T. Woods and Amanda Joy Woods 3609 B Caldwell Court Nashville, TN 37204	~~Same address as new owner~~ Regions Bank dba Regions Mtg 2050 Parkway Office Cir BCN-6 MC RLDH40602B Birmingham, AL 35244	118 14 0B 001.00

FOR AND IN CONSIDERATION of the sum of Eight Hundred Seventy Four Thousand and 00/100 Dollars ($874,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JANICE JONES BANDY, TRUSTEE OF THE JIMMIE JONES IRREVOCABLE TRUST U/A/D JULY 25, 2003**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW T. WOODS AND AMANDA JOY WOODS, HUSBANDAND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, Infill Nashville Kurio Properties Cottages Caldwell Court, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions filed in Instrument No. 20130718-0074629, Register's Office for Davidson County, Tennessee and as depicted on Exhibit B of said Declaration as filed in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being that same property conveyed to Janice Jones Bandy, Trustee of The Jimmie Jones Irrevocable Trust U/A/D July 25, 2003, by Warranty Deed from Kurio Properties, LLC, dated June 11, 2014 and recorded in Instrument No. 20140619-0053546, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of June, 2019.

THE JIMMIE JONES IRREVOCABLE TRUST
U/A/D JULY 25, 2003

Janice Jones Bandy - Trustee

BY: JANICE JONES BANDY, TRUSTEE

Texas SS
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Tarrant SS

Personally appeared before me, a Notary Public, of said County and State, Janice Jones Bandy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Jimmie Jones Irrevocable Trust U/A/D July 25, 2003, the within named bargainor and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself, as Trustee.

WITNESS my hand and seal, this the 13th day of June, 2019.

Sheila Dowling

Notary Public
My commission expires: 4/29/22

SHEILA DOWLING
Notary Public, State of Texas
Comm. Expires 04-29-2022
Notary ID 12980488-0