Karen Johnson Davidson County
Batch# 333197 DEEDWARRSP
12/23/2019 10:32:52 AM 4 pgs
Fees: $23.00 Taxes: $2,375.40
20191223-0132162

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $642,000.00.

Affiant

Subscribed and sworn to me on December 18, 2019.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND
UPON RECORING RETURN TO:

ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33065

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
MELANIE'S REAL ESTATE & TRUST ACCOUNT, LLC 1333 Snow Berry Street Park City, UT 84098	NEW OWNER	117-04-00-002.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **THE SANFORD FAMILY TRUST AGREEMENT DATED DECEMBER 23, 2015**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MELANIE'S REAL ESTATE & TRUST ACCOUNT, LLC**, a Utah limited liability company, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto

This property is also known as unimproved property located at 1512-B Kirkwood Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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.

[signatures commence on the following page]

WITNESS our hands effective as of the 16th day of December, 2019.

GRANTOR:

Sanford Family Trust Agreement dated December 23, 2015

By: _____
Ronald William Sanford, Co-Trustee

By: _____
Janice Ann Schweitzer, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Ronald William Sanford and Janice Ann Schweitzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged themselves to be the Co-Trustees of the Sanford Family Trust Agreement dated December 23, 2015, the within named bargainor, and that they as such Co-Trustees executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee on December 4th, 2019.

_____
Notary Public

My Commission Expires: 7/9/2020

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Unit No. B on the plan of Homes at 1512 Kirkwood Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 1512 Kirkwood Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150717-0070121 and amended in Instrument No. 20150717-0070121, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JANICE A. SCHWEITZER AND HUSBAND, RONALD W. SANFORD, by deed from A & C INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150717-0070122, dated July 15, 2015, said Register's Office. Being further conveyed to SANFORD FAMILY TRUST AGREEMENT DATED DECEMBER 23, 2015, by quitclaim deed from RONALD W. SANFORD AND JANICE A. SCHWEITZER, of record in Instrument No. 20151229-0130421, dated December 23, 2015 and corrected in Instrument No. 20181010-0100363, said Register's Office.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2019, and all subsequent years, a lien due and payable, but not yet delinquent.

2. Matters shown on the Plan of record in Book 332, page 10, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions of Homes at 1512 Kirkwood Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130712-0072465 and amended in Instrument No. 20150717-0070121, said Register's Office.

4. Sanitary Sewer Easement of record in Book 3505, page 220, said Register's Office.