RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013499

Karen Johnson Davidson County
Batch# 402563 DEEDWARR
05/19/2020 11:23:52 AM 2 pgs
Fees: $13.00 Taxes: $2,997.00

20200519-0051802

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD Exp. 4-13-2022

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
Philip Leisy2816B West Kirkwood Avenue Nashville, TN 37204	Same address as new owner	118-02-3-M-002.00

FOR AND IN CONSIDERATION of the sum of Eight Hundred Ten Thousand and 00/100 Dollars ($810,000.00), 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, FBO JANICE JONES BANDY, 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, **PHILIP JAMES LEISY, SINGLE MAN**, hereinafter called the Grantee(s), his 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 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 #20161216-0132122, and corrected by Scrivener's Affidavit of record in Instrument #20161220-0133441, Register's Office for said County, 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 #20180815-0080818, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janice Jones Bandy, Trustee of the Jimmie Jones Irrevocable Trust, FBO Janice Jones Bandy, U/A/D July 25, 2003, from Vision One Properties, LLC, by Warranty Deed dated March 15, 2019, and recorded March 18, 2019 in Instrument #20190318-0024400, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Vision One Properties, LLC, from Steve Janicak and wife, Elizabeth Janicak, by Quitclaim Deed dated July 31, 2016, and recorded August 3, 2016 in Instrument #20160803-0080415, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2816B West Kirkwood Avenue, Nashville, TN 37204, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his 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 2020 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of May, 2020.

JANICE JONES BANDY, TRUSTEE OF THE JIMMIE JONES IRREVOCABLE TRUST, FBO JANICE JONES BANDY, U/A/D JULY 25, 2003

BY: Janice Jones Bandy, Trustee

STATE OF TX
COUNTY OF TARRANT

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, FBO Janice Jones Bandy, U/A/D July 25, 2003the within named bargainor and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by herself as, Trustee.

WITNESS my hand and seal, this the 15th day of May, 2020.

Notary Public
My commission expires: 9-17-23

JENNIFER SALCEDO
Notary Public, State of Texas
Comm. Expires 09-17-2023
Notary ID 132175796