WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051911 DEEDWARR
Recvd: 07/18/14 10:36 2 pgs
Fees:13.00 Taxes:244.20
20140718-0063872

B-HP-14-604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 25, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jean Lafitte Designs, LLC	NEW OWNER	
(NAME)	(NAME)	**09109016400**
604 Eastboro Drive	4018 Valley Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MILTON R. HARMON AND MARGARET C. HARMON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEAN LAFITTE DESIGNS, LLC** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being part of Lot No. 19 on the Plan of the B. F. Cockrill Farm, as of record in Book 161, Page 135, Register's Office for said County, being Lot No. 8 on the plan of W. B. Evans' Re-Subdivision of part of said Lot No. 19 of the B. F. Cockrill Farm, not of record, described according to a survey made by E. R. Southgate & Son, Surveyors, April 3, 1946, as follows:

Beginning on the Easterly margin of Cowan Street at a point 100 feet North of the Northerly margin of a 20-foot unnamed roadway, being the Northwest corner of the property conveyed to H. M. Deal and wife, by deed from W. P. Evans and wife, of record in Book 1391, Page 348, said Register's Office; thence, with said Street, Northwardly 61 feet 10 inches to a stake, the corner of lots Nos. 8 and 9 on said unrecorded plan; thence with the line between said two lots, Eastwardly 237 feet 4 inches to a stake; thence Southwardly 69 feet 1 inch to a stake, the Northeast corner of said Deal property; thence with said Deal's Northerly line, Westwardly 227 feet 7 inches to the beginning.

Being the same property conveyed to Milton R. Harmon and wife, Margaret C. Harmon by Warranty Deed from Ida Frances Harmon, a single person, recorded on the 30th day of September, 1985 in Deed Book 6667, Page 840, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B. F. COCKRILLLS FARM, as recorded in Plat Book 161, Page(s) 135, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **604 Eastboro Drive, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, 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.

Witness my/our hand(s) this the 15th DAY OF JULY, 2014.

Milton R. Harmon

Milton R. Harmon

Margaret C. Harmon

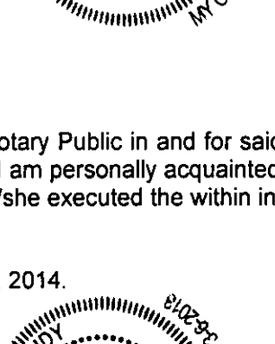
Margaret C. Harmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILTON R. HARMON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET C. HARMON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212