Davidson County	DEEDWARR
Recvd: 08/14/14 11:20	3 pgs
Fees:18.00 Taxes:921.30	
20140814-0073474	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

B-RP-14-0516B

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)
Martha Ellen Christopher	Finworth Mortgage LLC	
(NAME)	(NAME)	
516B Eastboro Drive	2106 Crestmoor Road	**091-13-0C-002.00**
(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 **JEAN LAFITTE DESIGNS, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARTHA ELLEN CHRISTOPHER, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 516 Eastboro Drive Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20140327-0025472, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "C" to the aforementioned Declaration, and being located upon Lot No. 19 on the Plan of E. Brown,Trustee's Subdivision of an 18 acre tract on Charlotte Pike, of record in Plat Book 332, page 126, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Jean Lafitte Designs, LLC by deed from Charles W. White, unmarried of record in Instrument No. 20140325-0024366 Register's Office for Davidson County, Tennessee, dated March 12, 2014 and recorded on March 25, 2014.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140327-0025472, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 126, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **516B 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 13th DAY OF AUGUST, 2014.

Jean Lafitte Designs, LLC

BY: _____
Elizabeth S. Lee
President

BY: _____
Michael P. Lee
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ELIZABETH S. LEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of JEAN LAFITTE DESIGNS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 13th of August, 2014.

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MICHAEL P. LEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SECRETARY of JEAN LAFITTE DESIGNS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SECRETARY.

Witness my hand and official seal, this the 13th of August, 2014.

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

