WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071082 DEEDWARR
Recvd: 09/23/14 10:39 2 pgs
Fees:13.00 Taxes:958.58
20140923-0087156

B-HP-14-516A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,075.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
William Gibson Adams	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
516 Eastboro Drive, A	**841 Seahawk Circle**	**PART OF 091-13-0-096.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Virginia Beach, VA 23452**	
(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 **WILLIAM GIBSON ADAMS,** 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 A as established by Declaration of Covenants, Conditions and Restrictions for 516 Eastboro Drive Townhomes of record as Instrument No. 20140327-0025472, in the Register's Office for Davidson County, Tennessee, said Unit being shown on Plat attached Exhibit "C" thereto, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jean Lafitte Designs, LLC by Warranty 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.
- 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 all matters shown on the Plan of record attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 516 Eastboro Drive Townhomes of record in Instrument Number 20140327-0025472, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 516 Eastboro Drive Townhomes 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 ornational 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
- By-Laws of 516 Eastboro Drive Townhomes Homeowners' Association, Inc. attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 516 Eastboro Drive Townhomes of record in Instrument Number 20140327-0025472, in the 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: **516 Eastboro Drive, A, 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 19th DAY OF SEPTEMBER, 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 19th of September, 2014.

_____
Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
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 19th of September, 2014.

_____
Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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