WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055016 DEEDWARR
Recvd: 07/08/15 10:37 2 pgs
Fees:13.00 Taxes:610.50
20150708-0066121

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 8-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jean Lafitte Designs, LLC	new owner	103 02 0 144.00
(NAME)	(NAME)	
4018 Valley Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sandra Jean Creecy Beatty**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jean Lafitte Designs, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 25 on the Plan of C. C. Vernon Farm, of record in Book 161, Page 164, said Register's Office, and described according to a survey made by Robert M. Dishner, dated November 18, 1978, as follows:

Beginning at a point at the southwesterly intersection of Burgess Avenue and Rural Avenue; thence with the margin of Rural Avenue, S 10-3/4 degrees E 108.7 feet to a point; thence leaving said Avenue westerly 141 feet to a point; thence northerly 92 feet, more or less, to a point in the southerly margin of Burgess Avenue; thence with the margin of the same N 85-3/4 degrees E 128 feet to the point of beginning.

Being the same property conveyed to Barry D. Beatty and wife, Sandra J. Beatty by Warranty Deed from Daniel Keith Whetstone dated December 10, 1981 and recorded December 11, 1981 in Book 5829, Page 796, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sandra Jean Creecy Beatty by Quitclaim Deed from Barry Don Beatty dated February 28, 1989 and recorded September 7, 1989 in Book 7933, Page 12, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5501 Burgess Ave, Nashville, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are 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 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 Grantees, 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 our hands this .

Sandra Jean Creecy Beatty

Sandra Jean Creecy Beatty

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Sandra Jean Creecy Beattythe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of July, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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