Bill Garrett Davidson
Batch# 99510 DI
06/04/2018 10:04:29 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20180604-0052825

WARRANTY DEED

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-JL-18-622A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Alexis M. Cantrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2018.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

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)
Benjamin Tucker Haynes and Hayley Beth Floyd Haynes	NEW OWNER	
(NAME)	(NAME)	**091-05-0U-001.00-CO**
622 A Ries Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEAN LAFITTE DESIGNS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND BRIAN CHESTER CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN TUCKER HAYNES AND HAYLEY BETH FLOYD HAYNES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. A of 622 Ries Avenue Townhomes, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20170207-0012769, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By- Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Jean Lafitte Designs, LLC by Warranty deed from Tammy R. Grubb, unmarried and Vinson C. Adams, unmarried of record in Instrument No. 20161129-0125179 Register's Office for Davidson County, Tennessee, dated November 22, 2016 and recorded on November 29, 2016.

Being a portion of the same property conveyed to Jean Lafitte Designs, LLC and Brian Chester Construction, LLC by Quitclaim deed from Jean Lafitte Designs, LLC of record in Instrument No. 20170516-0048369 Register's Office for Davidson County, Tennessee, dated May 8, 2017 and recorded on May 16, 2017.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 123, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170207-0012769, Register's Office for Davidson County, Tennessee.
- Charter recorded in February 14, 2017 of record in Instrument Number 2017214-0015249, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **622 A Ries Ave., 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 31st DAY OF MAY, 2018.

Jean Lafitte Designs, LLC, a Tennessee limited liability company

BY:_____
Elizabeth S. Lee
Chief Manager/Member

BY:_____
Michael P. Lee
Secretary/Member

Brian Chester Construction, LLC, a Tennessee limited liability company

BY:_____
Brian Chester
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH S. LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER/MEMBER of JEAN LAFITTE DESIGNS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of May, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL P. LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SECRETARY/MEMBER of JEAN LAFITTE DESIGNS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SECRETARY/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of May, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN CHESTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BRIAN CHESTER CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of May, 2018.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY