THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180616586

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $180,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2018.

Notary Public
My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07 JUN 2020

Bill Garrett Davidson County
Batch# 124591 **DEEDWARR**
08/03/2018 03:42:53 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20180803-0076552

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jean Lafitte Designs, LLC 1931 Delta Avenue Nashville TN 37208	New Owner	Tax Parcel ID No. 081-08-0-061.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Edward Lovell and Pamela Franklin Lovell, as Co-Trustees of the David and Pamela Lovell Tennessee Community Property Trust u/a/d December 9, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jean Lafitte Designs, LLC**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 620 , as shown on the map entitled North Nashville Real Estate Company's Plan of Lots, of record in Plat Book 21, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID EDWARD LOVELL, by decree of sale from PROBATE MASTER OF DAVIDSON COUNTY, TENNESSEE, of record in Book 5514, page 159 , dated September 11, 1979 , said Register's Office.

Being further conveyed to DAVID EDWARD LOVELL and PAMELA FRANKLIN LOVELL, AS CO-TRUSTEES OF THE DAVID AND PAMELA LOVELL TENNESSEE COMMUNITY PROPERTY TRUST U/A DATED DECEMBER 9, 2015 by quitclaim deed from DAVID EDWARD LOVELL (ALSO KNOWN AS DAVID E. LOVELL and as DAVID LOVELL) and wife, PAMELA FRANKLIN LOVELL (ALSO KNOWN AS PAMELA F. LOVELL and PAM LOVELL), of record in Instrument No. 20151215-0126036, dated December 9, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 081-08-0-061.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-JL-B 19411

Matters shown on the Plan of record in Plat Book 21, page 105, said Register's Office.

This is improved property located at 1931 Delta Avenue Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2018.

The David and Pamela Lovell Tennessee Community Property Trust u/a/d December 9, 2015

David Edward Lovell, Co-Trustee

Pamela Franklin Lovell, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Edward Lovell and Pamela Franklin Lovell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of The David and Pamela Lovell Tennessee Community Property Trust u/a/d December 9, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of July, 2018.

Notary Public

My Commission Expires: _____