WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 148143 DEEDWARR
10/03/2018 08:12:37 AM 2 pgs
Fees: $13.00 Taxes: $1,524.40

20181003-0097958

B-JL-18-620B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/06/2020

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)
Ryan Patrick Maguire and Lindsay Elizabeth Maguire	**F&M Bank**	
(NAME)	(NAME)	**091-05-0Z-002.00 CO**
620 B Ries Avenue	**PO Box 451**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Clarksville, TN 37041**	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN PATRICK MAGUIRE AND LINDSAY ELIZABETH MAGUIRE, 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, being Unit B, 620 Ries Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 620 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170627-0064765, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to John William Hill, unmarried and Robert Taylor Temple, a married man by Warranty Deed from Branko Barisic and wife, Vahide Barisic of record in Instrument No. 20030605-0077759, Register's Office for Davidson County, Tennessee, dated May 28, 2003 and recorded on June 05, 2003.

Being a portion of the same property conveyed to Robert Taylor Temple, a married man and Virginia Temple, a married woman by Quitclaim Deed from John William Hill, an unmarried man, and Robert Taylor Temple, a married man of record in Instrument No. 20100119-0004254, Register's Office for Davidson County, Tennessee, dated January 19, 2010 and recorded on January 19, 2010.

The said Robert Taylor Temple having since died intestate on May 11, 2016 leaving his spouse Donna Temple and his daughter Virginia Temple as his heirs-at-law as noted in Affidavit of Heirship of record in Instrument No. 20170711-0069604, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Jean Lafitte Designs LLC, a Tennessee limited liability company by Warranty Deed from Virginia Temple, married and Donna Temple, unmarried of record in Instrument No. 20170711-0069605, Register's Office for Davidson County, Tennessee, dated July 06, 2017 and recorded on July 11, 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 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 20170627-0064765, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20170712-0070021, 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: **620 B Ries Avenue, 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 28th DAY OF SEPTEMBER, 2018.

Jean Lafitte Designs LLC, a Tennessee limited liability company

BY: _____
Elizabeth S. Lee
Chief Manager/Member

BY: _____
Michael P. Lee
Secretary/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 28th of September, 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 28th of September, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

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