WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 177995 **DEEDWARR**
12/26/2018 02:29:09 PM 2 pgs
Fees: $13.00 Taxes: $1,402.30

20181226-0125270

R-CBB-18-1807

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____ (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)
Elliott Moore and Alicia Brandewie	**Ameris Bank**	
(NAME)	(NAME)	**081-08-3I-002.00-CO**
1807 Delta Ave	**1800 Parkway Place, Suite 820**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Marietta, GA 30067**	
(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 **ELLIOTT MOORE AND ALICIA BRANDEWIE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 B, Delta Avenue Residences I, as shown in the Declaration of Covenants, Conditions and Restrictions for Delta Avenue Residences I of record in Instrument No. 20170829-0088456, 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 James Ray Fuqua by Warranty Deed from James A. Fuqua of record in Book 11177, Page 990, Register's Office for Davidson County, Tennessee, dated August 25, 1998 and recorded on October 30, 1998. (Value or consideration as shown in aforementioned deed $72,600.00.)

Being a portion of the same property conveyed to Deron R. Fuqua by Quitclaim Deed from James Ray Fuqua of record in Instrument No. 20090102-0000206, Register's Office for Davidson County, Tennessee, dated December 31, 2008 and recorded on January 02, 2009. (Value or consideration as shown in aforementioned deed $0.00.).

Being a portion of the same property conveyed to Jean Lafitte Designs, LLC, a Tennessee Limited Liability Company by Warranty Deed from Deron R. Fuqua, married of record in Instrument No. 20170712-0070036, Register's Office for Davidson County, Tennessee, dated July 10, 2017 and recorded on July 12, 2017. (Value or consideration as shown in aforementioned deed $326,900.00.)

Being a portion of the same property conveyed to Jean Lafitte Designs, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Jean Lafitte Designs, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170719-0072638, Register's Office for Davidson County, Tennessee, dated July 17, 2017 and recorded on July 19, 2017. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 1807 Delta Ave, Nashville, TN 37208.

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Delta Avenue Residences I of record in Instrument Number 20170829-0088456, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170907-0091900, 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: **1807 Delta Ave, Nashville, Tennessee 37208**.

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 21st DAY OF DECEMBER, 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 21st of December, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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 21st of December, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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