WARRANTY DEED

Karen Johnson Davidson County
Batch# 189920 **DEEDWARR**
01/30/2019 01:57:52 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20190130-0009001

B-JL-19-1805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant 1/25/19

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 6-02-2022

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 6-02-2022

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)
Phillip A. Simpson	**Fifth Third Bank, ISAOA**	
(NAME)	(NAME)	**081-08-3I-001.00-CO**
1805 Delta Ave	**5001 Kingsley Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Cincinnati, OH 45227**	
(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 **PHILLIP A. SIMPSON,** 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 Units A Delta Avenue Residences I, as shown in the Declaration of Covenants, Conditions and Restrictions for Delta Avenue Residences I of record in Instrument Number 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.

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.

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.

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.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, 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 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: **1805 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 25th DAY OF JANUARY, 2019.

Jean Lafitte Designs, LLC, a Tennessee Limited Liability Company

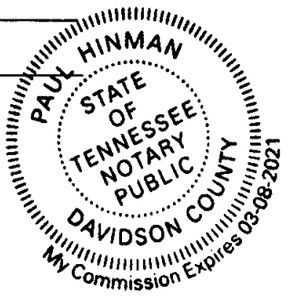
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of JEAN LAFITTE DESIGNS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of January, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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