WARRANTY DEED

Karen Johnson Davidson County
Batch# 206576 DEEDWARR
03/15/2019 04:20:16 PM 2 pgs
Fees: $13.00 Taxes: $762.20

20190315-0024101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 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)
Joseph Prielozny	New Owner	
(NAME)	(NAME)	**81-8-1H-1.00CO** **81-8-1H-2.00CO**
1931 Delta Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 **JOSEPH PRIELOZNY,** 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. 1 and Unit No. 2 of 1931 Delta Avenue Residences and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190123-0006688, Register's Office for said County, to which reference is hereby made for a more complete description of said Units.

Being the same property conveyed to Jean Lafitte Designs, LLC by Warranty Deed from 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, recorded August 3, 2018 in Instrument No. 201803-0076552, Register's Office for Davidson County, Tennessee.

Being part of the same property 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), recorded December 15, 2015 in Instrument No. 20151215-0126036, Register's Office for Davidson County, Tennessee.

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, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20190123-0006688, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2019, a lien not yet due and payable.
- Charter of Homeowner's Association of record in Instrument No. 20190130-0009062, 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: **1931 Delta Avenue, 1825 Clay Street, 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 15th DAY OF MARCH, 2019.

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 15th of March, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission

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 15th of March, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

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