Karen Johnson Davidson County
Batch# 288783 DEEDWARR
09/20/2019 10:14:30 AM 4 pgs
Fees: $23.00 Taxes: $2,130.83
20190920-0095703

NAME AND ADDRESS OF NEW OWNER:
Melissa G. Jodoin et vir
Richard A. Jodoin III
2116 Greenwood Avenue
Nashville, Tennessee 37206

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Loandepot.com, LLC
P. O. Box 7114
Troy, Michigan 48007-7114

Map & Parcel 083033F00200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **L & E Properties Developers and Contractors, Inc.**, a Tennessee corporation, has this day bargained and sold and does hereby transfer and convey unto **Melissa G. Jodoin** and **Richard A. Jodoin III**, wife and husband, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Unit B of 2114 Greenwood Avenue as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 2114 Greenwood Avenue, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20180327-0028477 and amended in Instrument Number 20181218-0123079, both of record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2114 Greenwood Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20180411-0034149 and amended in Instrument Number 20181218-0123079 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being part of the property conveyed to L & E Properties, Contractors and Developers, Inc. by deed from Michael Ragland and Paige Hendrix appearing of record in Instrument No. 20170719-0073005, of said Register's Office.

This conveyance is subject to Restrictive Covenants for Detached Structure appearing of record in Instrument No. 20100406-0025442, of said Register's Office; to Declaration of Covenants, Conditions, and Restrictions appearing of record in Instrument No. 20180327-0028477, as amended in Instrument No. 20181218-0123079, both of said Register's Office; to an Easement Deed by Court Order to Qwest Communications International, Inc. filed in Instrument No. 20120228-0017172, of said Register's Office; to a Charter for 2114 Greenwood Avenue Homeowner's Corporation filed in Instrument No. 20180327-0028478, of

said Register's Office; to a Notice of Completion filed in Instrument No. 20190620-0059335, of said Register's Office; to a Right-of-Way of L & N Railroad (n/k/a CSX Transportation) as much as the subject property therein lies; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the survey and plat of appearing of record in Plat Book 3106, page 148, and Instrument Number 20180411-0034149, both of record in said Register's Office; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 2116 Greenwood Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenants with the said grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2019 real property taxes, which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due.

The undersigned further covenants and binds itself, its successor and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 19 day of September, 2019.

L & E Properties Developers and Contractors, Inc.

By: Richard T. Resha, Jr.
Richard T. Resha, Jr., President

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Richard T. Resha, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be President of L & E Properties Developers and Contractors, Inc., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument (Warranty Deed) for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 19 day of September, 2019.

Angela H. White
Notary Public

My Commission expires: 10/12/21

ANGELA H. WHITE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

19262

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$575,900.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 19 day of September, 2019.

Notary Public

My Commission expires: 10/17/21

19262

True Copy Certification

I, George H. White, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/18/22

