WARRANTY DEED

Karen Johnson Davidson County
Batch# 289926 DEEDWARR
09/23/2019 03:20:16 PM 2 pgs
Fees: $13.00 Taxes: $1,639.10

20190923-0096559

J-RG-19-629D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-27-2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY DAVIDSON

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)
Alma Turiano and Dante Turiano	**Citizens Bank, N.A.**	
(NAME)	(NAME)	**090-08-4A-002.00-CO**
8273 Torrey Gardens Place	**One Citizens Plaza**	
(ADDRESS)	(ADDRESS)	
San Diego, CA 92129	**Providence, RI 02903**	
(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 **ALMA TURIANO AND DANTE TURIANO, WIFE AND HUSBAND,** 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 2, James Avenue Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for James Avenue Residences, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180410-0033723, 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 Jean Lafitte Designs, LLC by Warranty deed from Michael Richard Simon, unmarried of record in Instrument No. 20160108-0002233 Register's Office for Davidson County, Tennessee, dated January 06, 2016 and recorded on January 08, 2016.

Being a portion of the same property conveyed to Michael P. Lee and Elizabeth S. Lee, husband and wife by Warranty deed from Jean Lafitte Designs, LLC of record in Instrument No. 20170601-0054451 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 01, 2017.

Being a portion of the same property conveyed to Jean Lafitte Designs, LLC, a Tennessee limited liability company by Quitclaim deed from Michael P. Lee and Elizabeth S. Lee, husband and wife of record in Instrument No. 20180620-0059650 Register's Office for Davidson County, Tennessee, dated June 18, 2018 and recorded on June 20, 2018.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 24, 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 20180410-0033723, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20180423-0038045, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20180608-0054995, 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: **629D James 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 19th DAY OF SEPTEMBER, 2019.

Jean Lafitte Designs, LLC, a Tennessee limited liability company

BY:_____
Michael Lee
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL 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 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 19th of September, 2019.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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