(2) Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 298700 DEEDWARR
10/10/2019 08:42:50 AM 2 pgs
Fees: $13.00 Taxes: $1,313.13

20191010-0103796

B-DL-19-2222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

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:	MAPS PARCEL NUMBER (S)
Cassidy Rose Foulk	Bancorp South Bank	
(NAME)	(NAME)	081-02-2M-001.00-CO
2222 24th Ave. N.	P.O. Box 3356	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Tupelo, MS 38803-3356	
(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 **CASSIDY ROSE FOULK,** 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 A, 24th Avenue North Residences III, as shown in the Declaration of Covenants, Conditions and Restrictions for 24th Avenue North Residences III of record in Instrument Number 20180621-0059717, 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 part of the same property conveyed to Brian J. Wood and Pamela D. I. Wood, as Trustee under the Wood Family Revocable Living Trust Agreement by Warranty Deed from Gary Henderson, Jr of record in Instrument No. 20041103-0132662 Register's Office for Davidson County, Tennessee, dated October 29, 2004 and recorded on November 03, 2004.

Being a part of the same property conveyed to JMS Property Group, LLC, a limited liability company by Warranty Deed from Brian J. Wood and Pamela D. I. Wood, as Trustees under the Wood Family Revocable Living Trust Agreement of record in Instrument No. 20180315-0024428 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on March 15, 2018.

Being a part of the same property conveyed to Jean Lafitte Designs, LLC, a Tennessee limited liability company by Warranty deed from JMS Property Group, LLC, a Colorado Limited Liability Company of record in Instrument No. 20180319-0025711 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 19, 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 161, Page 19, 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 20180621-0059717, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180626-0061568, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument Number 20180627-0062233 and Instrument Number 20180712-0067558, 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: **2222 24th Ave. N., 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 4th DAY OF OCTOBER, 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 4th of October, 2019.

_____
Notary Public
My Commission Expires:
(SEAL)

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

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 4th of October, 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:
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Nashville, TN 37212