# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

B-VRES-19-542

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**

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) |
|---|---|---|
| **Jean Lafitte Designs, LLC** | SAME AS OWNER | |
| (NAME) | (NAME) | **91-13-1.00** |
| **4018 Valley Rd.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | | |
| (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, **THOMAS LEE HORTON AND JOSEPH ANTHONY HORTON AND GENETTA LEE PRINCE LAFFERTY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEAN LAFITTE DESIGNS, LLC,** 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 Lot No. 40 on the Plan of Croleywood, Section, II, Block "E", as of record in Book 1130, Page 100, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING THE SAME PROPERTY conveyed to Thomas L. Horton and wife, Thelma C. Horton by Warranty Deed of record at Book 5509, Page 996, Register's Office for Davidson County, Tennessee. The said Thelma C. Horton, having since died on November 13, 2017, leaving Thomas L. Horton as surviving tenant by the entirety.

The said Thomas L. Horton having died intestate on November 25, 2017 leaving Genetta Lee Prince Lafferty, Russell Eugene Prince, Joseph Anthony Horton, and Thomas Lee Horton as heirs at law as evidenced by two affidavits of heirship recorded simultaneously herewith in Instruments Nos. 20191107-0115065 and 20191107-0115066, Register's Office for Davidson County, Tennessee.

The said Russell Eugene Prince, having filed a Notice of Refusal and Disclaimer, of record at Instrument No 20180418-0036549, Register's Office for Davidson County, Tennessee. In such Disclaimer, Russell Eugene Prince disclaimed any interest in the subject property. Pursuant to *Tenn. Code Ann.* 31-1-103 (c) the interest that would have otherwise vested in Russell Eugene Prince, vested with his only heir at law, Sam Richard Prince. The facts of heirship related to Sam Richard Prince are detailed in the two affidavits of heirship noted above.

The said Sam Richard Prince, joined by Russell Eugene Prince, having since executed a Quitclaim Deed of record at Instrument No. 20191107-0115067, Register's Office for Davidson County, Tennessee, and such quitclaim deed conveys any all interest of Sam Richard Prince and Russell Eugene Prince to **Genetta Lee Prince Lafferty, Joseph Anthony Horton, and Thomas Lee Horton.**

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 100, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch# 312722 **DEEDWARR**
11/07/2019 10:22:27 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20191107-0115068

Warranty Deed

This is **improved** property known as: **542 Croley Drive, 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 6th DAY OF NOVEMBER, 2019.

Thomas Lee Horton

Joseph Anthony Horton

Genetta Lee Prince Lafferty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS LEE HORTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 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, JOSEPH ANTHONY HORTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 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, GENETTA LEE PRINCE LAFFERTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2019.

Notary Public
My Commission Expires:
(SEAL)

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