WARRANTY DEED

B-C-20-2224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 05-09-23
(AFFIX SEAL)

BRITTANY SENSABAUGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 353280 DEEDWARR
02/04/2020 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,402.30
20200204-0012886

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
PENSCO Trust FBO Evan Greene	**New Owner**	
(NAME) **P.O. Box 173859**	(NAME) **P.O. Box 173859**	**081-02-2M-002.00-CO**
(ADDRESS) **Denver, CO 80217**	(ADDRESS) **Denver, CO 80217**	
(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 **PENSCO TRUST COMPANY, LLC CUSTODIAN FBO EVAN R. GREENE, IRA,** 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. B on the plan of 24th Avenue North Residences III, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 24th Avenue North Residences III, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180621-0059717, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to JEAN LAFITTE DESIGNS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JMS PROPERTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY, of record as Instrument No. 20180319-0025711, dated March 16, 2018, said Register's Office.

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

This is **improved** property known as: **2224 24th Avenue 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 3rd DAY OF FEBRUARY, 2020.

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 3rd of February, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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 3rd of February, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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

True Copy Certification

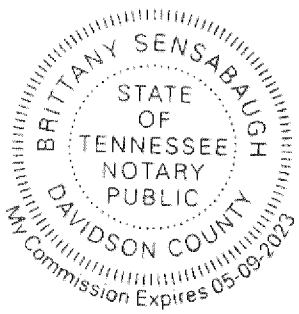
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23