WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

B-C-20-113

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)
Jean Lafitte Designs, LLC	**New Owner**	
(NAME) **4018 Valley Road**	(NAME)	**103-02-0-100.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, **KAREN MILLER,** 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 the Southerly 2.5 feet of Lot 4 and the Northerly 50 feet front and 40 feet rear of Lot No. 5 on the unrecorded subdivision of part of Lot No. 8 of the C. C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for said County, and described as follows:

Beginning at a point in the Westerly margin of Oceola Avenue 366.9 feet South of the Southwest corner of said Avenue and Maudina Street, thence along the West margin of Oceola Avenue Southerly 52.5 feet, thence Westerly 196.9 feet to a point in the East line of the property conveyed to A. J. Peal by deed to record in Book 1404, Page 14, thence Northerly along Peal Easterly line 42.5 feet, thence Easterly 197.8 feet, more or less, to the beginning.

Being the same property conveyed to Karen Miller by Warranty deed from Ann Garfinkle, unmarried of record in Instrument No. 20030701-0090834 Register's Office for Davidson County, Tennessee, dated June 27, 2003 and recorded on July 01, 2003.

This conveyance is subject to:
- Taxes for the year 2020.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 164, 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: **113 Oceola 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.

Karen Johnson Davidson County
Batch# 381240 **DEEDWARR**
04/02/2020 02:17:11 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20200402-0035622

Witness my/our hand(s) this the 30th DAY OF MARCH, 2020.

Karen Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN MILLER, 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 30th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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