WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

B-VRES-20-544B

Karen Johnson Davidson County
Batch# 542000 DEEDWARR
12/23/2020 01:50:22 PM 2 pgs
Fees: $13.00 Taxes: $1,905.13

20201223-0153065

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)
John Anthony Graham and Beate Bettina Graham	**IBERIABANK, a division of First Horizon Bank**	
(NAME) **544B Croley Dr**	(NAME) **12719 Cantrell Road**	**091-13-1M-002.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Little Rock, AR 72223**	
(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 LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN ANTHONY GRAHAM AND BEATE BETTINA GRAHAM, HUSBAND AND WIFE,** 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 B, together with a percentage interest in common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 544 Croley, of record as Instrument No. 20191227-0133866 and being shown on Plat attached thereto as Exhibit, 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 portion of the same property conveyed to Thomas L. Horton and wife Thelma C. Horton by Warranty deed from Steve F. Dunn and wife, Diane Dunn of record in Book 5509, page 996 Register's Office for Davidson County, Tennessee, dated October 04, 1979 and recorded on October 05, 1979.

Being a portion of the same property conveyed to Thomas Lee Horton, Joseph Anthony and Genetta Lee Prince Lafferty by Quitclaim deed from Russell Eugene Prince and Sam Richard Prince, of record in Instrument No. 20191107-0115067 Register's Office for Davidson County, Tennessee, dated November 06, 2019 and recorded on November 07, 2019.

Being a portion of the same property conveyed to Jean Lafitte Designs, LLC by Warranty deed from Thomas Lee Horton and Joseph Anthony Horton and Genetta Lee Prince Lafferty of record in Instrument No. 20191107-0115068, Affidavit of Heirship recorded on November 07, 2019 in Instrument No. 20191107-0115065 and Affidavit of Heirship recorded on November 07, 2019 in Instrument No. 20191107-0115066, Register's Office for Davidson County, Tennessee, dated November 06, 2019 and recorded on November 07, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 100, 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 20191227-0133866 and Instrument No. 20191227-0133867, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1358, Page 141, 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: **544B Croley Dr, 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 21st DAY OF DECEMBER, 2020.

Jean Lafitte Designs, LLC, a limited liability company

BY: _____
Michael Lee

BY: _____
Elizabeth S. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MICHAEL LEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the of JEAN LAFITTE DESIGNS, LLC, A LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as .

Witness my hand and official seal, this the 21st of December, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ELIZABETH S. LEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the of JEAN LAFITTE DESIGNS, LLC, A LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as .

Witness my hand and official seal, this the 21st of December, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

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