WARRANTY DEED

Karen Johnson Davidson County
Batch# 597640 **DEEDWARR**
03/22/2021 02:38:44 PM 2 pgs
Fees: $13.00 Taxes: $1,905.13

20210322-0037762

B-VRES-21-544A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,900.00.

Affiant

WILLIAM E GROOMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

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)
Lauren Belisle	**Bank of Tennessee**	
(NAME) **544 A Croley Drive**	(NAME) **PO Box 4980**	**091-13-1M-001.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Johnson City, TN 37602**	
(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 **LAUREN BELISLE,** 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, 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 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 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 2021, a lien not yet due and payable.
- 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: **544 A 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 18th DAY OF MARCH, 2021.

Jean Lafitte Designs, LLC

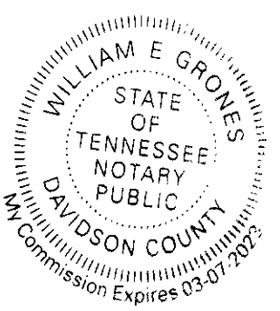
BY: _____
Loy Carney
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, 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 AUTHORIZED AGENT of JEAN LAFITTE DESIGNS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of March, 2021.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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