This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15747-RR

Karen Johnson Davidson County
Batch# 808830 DEEDWARR
02/22/2022 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20220222-0019655

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $288,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of February, 2022.

Notary Public
My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anna C. Sloan 7233 Althorp Way S-1 Nashville, TN 37211	OMG Financial 3160 Crow Canyon Rd. Ste. 400 San Ramon, CA 94583	172 12 0D 403.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Marietta Labauve and Galen Labauve, wife and husband and Adrienne LaBauve, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anna C. Sloan, unmarried**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit S-1 as shown on Exhibit B2 and B5 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Marietta LaBauve and Galen LaBauve, wife and husband by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20060307-0026497, in the Register's Office of Davidson County, Tennessee, dated March 3, 2006 and recorded on March 7, 2006.

Being the same property conveyed to Marietta LaBauve and Galen LaBauve, wife and husband and Adrienne LaBauve by Quit Claim Deed from Marietta LaBauve and Galen LaBauve, wife and husband, of record in Instrument No. 20220203-0012942, in the Register's Office of Davidson County, Tennessee, dated February 1, 2022 and recorded on February 03, 2022.

This is improved property located at: **7233 Althorp Way, S-1, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 Th day of February, 2022.

GRANTOR:

Galen Labauve

Marietta Labauve

STATE OF LOUISIANA

PARISH OF LAFAYETTE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Galen Labauve and Marietta Labauve, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8 Th day of February, 2022.

Notary Public
My Commission expires: On death

John Paul Stoshak
Notary Public
77673

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of February, 2022.

GRANTOR:

Adrienne Labauve

STATE OF Louisiana

PARISH OF Orleans

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adrienne LaBauve the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8 day of February, 2022.

Notary Public
My Commission expires: upon death

OFFICIAL SEAL
HOLLY GARRITY
NOTARY PUBLIC No. 68761
STATE OF LOUISIANA
PARISH OF ORLEANS
My Commission is for Life.

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 8, 2022.

Signature
February 8, 2022
State of Tennessee
County of Williamson

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

Sworn to and subscribed before me this February 8, 2022.

Notary's Signature

My Commission Expires: 4-13-25