Davidson County	DEEDWARR
Recvd: 10/02/14 08:08	3 pgs
Fees:18.00 Taxes:643.80	
20141002-0090835	

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of September, 2014. NOTARY PUBLIC My commission expires:

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-16-2018

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan A. Carr, *et ux.* 2305 Crescent Valley Pl. Hermitage, TN 37076	SWBC Mortgage 9311 San Pedro, Ste 100 San Antonio, TX 37716	064-16-0-D-109.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Four Thousand and 00/100 Dollars ($174,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ERIKA L. UHRLASS, AN UNMARRIED PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JONATHAN CARR AND** ASHA CARR, HUSBAND AND WIFE hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 169, on the Plan of Section Three, Truxton Park of record in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Erika L. Uhrlass, an unmarried person, by Warranty Deed from Kelly A. Plummer, an unmarried person, dated 10/16/2003, recorded 10/17/2003, of record in Instrument No. 20031017-0154012, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2305 Crescent Valley Place, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26 day of September, 2014.

Erika L. Uhrlass

ERIKA L. UHRLASS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Erika L. Uhrlass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26 day of September, 2014.

Notary Public

My commission expires: 12/21/2017

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).