Davidson County	**DEEDWARR**
Recvd: 09/22/15 14:13	**3 pgs**
Fees:18.00 Taxes:832.50	
20150922-0096381	

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jean Lafitte Designs, LLC	"New Owner"	091-13-028.00
(NAME)	(NAME)	
4018 Valley Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Sandra Rogers Uhlig, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jean Lafitte Designs, LLC, hereinafter called the Grantees, 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 Lot 1, Crolywood Subdivision, Section II, Block G, as shown on plat of record in Plat Book 1130, Page 100, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed by Quitclaim Deed, from Sandra D. Preuett nka Sandra Rogers Uhlig, married, to Sandra Rogers Uhlig, married, as recorded April 20, 2012, in Instrument No. 20120420-0033978, and also being the same property conveyed by Quitclaim Deed, from Jonathan R. Preuett to Sandra D. Preuett, recorded on September 18, 2008, in Instrument No. 20080918-0095346, and also being the same property conveyed by Quitclaim Deed, from Frances Joy Rogers, to Jonathan R. Preuett and wife, Sandra D. Preuett, recorded on March 7, 1996, in Deed Book 9972, Page 48, and also being the same property conveyed by Warranty Deed, from J. W. Crumpton and wife, Dorothy Pearl Crumpton, to Allen E. Rogers and wife, Frances J. Rogers, as recorded in Deed Book 3641, Page 277, dated October 4, 1963, and Final Decree recorded in Deed Book 9924, Page 370, and Final Divorce Decree recorded in Deed Book 5750, Page 124, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Edwin F. Uhlig, spouse of the above named Sandra Rogers Uhlig, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property; especially his marital rights.

unimproved ☐

This is improved ☑ property, known as 540 Croley Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 17th day of September, 2015.

Sandra Rogers Uhlig

Edwin F. Uhlig

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of September, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sandra Rogers Uhlig and Edwin F. Uhlig**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-6-17

Notary Public, Kimberly Hollingshead

ANGELA G. GATSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 6, 2017

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

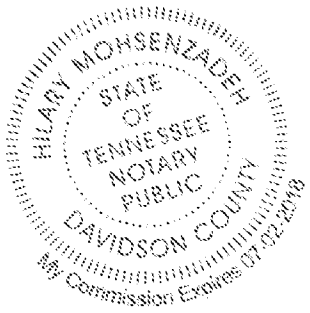
County of Williamson

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: 7-2-18

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).