WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170047901 DEEDWARR
Recvd: 06/06/17 10:00 2 pgs
Fees:13.00 Taxes:1335.70
20170606-0056360

B-JL-17-6363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Rebecca Niazi and Thomas Ritchie	new owner	
(NAME)	(NAME)	**091-13-0-M-001.00CO**
6363 Columbia Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA NIAZI AND THOMAS RITCHIE,** 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, Columbia Avenue Townhomes, as shown on the plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Columbia Avenue Townhomes, of record in Instrument No. 20160627-0065434, 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 Allen E. Rogers and wife, Frances J. Rogers, by deed from J. W. Crumpton and wife, Dorothy Pearl Crumpton of record in Book 3641, page 277, Register' s Office, Davidson County, Tennessee; the said Allen E. Rogers and Frances J. Rogers have since divorced and by virtue of a Final Decree of Divorce of the Fourth Circuit Court of Davidson County, Tennessee, recorded at Book 5750, page 124, said Register's Office, title to such property now vests solely in Frances Joy Rogers, the one and same person as Frances J. Rogers. And being a portion of the same property conveyed to Jonathan R. Preuett and wife, Sandra D. Preuett by Quitclaim deed from Frances Joy Rogers of record in Book 9972, page 48 Register's Office for Davidson County , Tennessee, dated February 26, 1996 and recorded on March 07, 1996. And being a portion of the same property conveyed to Sandra Deneen Preuett by QuitClaim deed from Jonathan R. Preuett of record in Instrument No. 20080918-0095346 Register's Office for Davidson County, Tennessee, dated June 06, 2008 and recorded on September 18, 2008. And being a portion of the same property conveyed to Sandra Rogers Uhlig, married by Quitclaim deed from Sandra D. Preuett nka Sandra Rogers Uhlig, married of record in Instrument No. 20120420-0033978 Register's Office for Davidson County, Tennessee, dated April 10, 2012 and recorded on April 20, 2012. And being a portion of the same property conveyed to Jean Lafitte Designs, LLC by Warranty Deed from Sandra Rogers Uhlig, married of record in Instrument No. 20150922-0096381 Register's Office for Davidson County, Tennessee, dated September 17, 2015 and recorded on September 22, 2015.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 100, amended in Book 5478, page 397, Instrument No. 20160620-0062465, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Columbia Avenue Townhomes, with By-Laws appended thereto, of record in Instrument Number 20160627-0065434, Register's Office for Davidson County, Tennessee.
- Charter of Columbia Avenue Townhomes Homeowners' Association, Inc., of record in Instrument Number 20160706-0068855, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Columbia Avenue Townhomes, of record in Instrument No. 20160627-0065434, 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: **6363 Columbia Avenue , 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 30th DAY OF MAY, 2017.

Jean Lafitte Designs, LLC

BY: _____
Elizabeth S. Lee
Chief Manager/Member

BY: _____
Michael P. Lee
Secretary/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of May, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of May, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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