(2)

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2009040007

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $270,000.00
Sworn to and subscribed before me this 21st day of April, 2009.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Alison Ulmer 825 Highland Park Court Nashville, TN 37205	New Owner	143-030-020.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brandon Gibbs an unmarried man and Melissa Gibbs, an unmarried woman**, who obtained title as Brandon Gibbs and wife, Melissa Gibbs hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alison L. Ulmer, a single woman, and Jacob Edward Ulmer, a married man, tenants in common with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22, as shown on the map entitled West Meade Highlands Section 1, of record as Plat Book 3700, pages 69 and 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brandon Gibbs and wife, Melissa Gibbs, by deed from J. Kenneth Ferrelli and wife, Lisa H. Ferrelli, of record as Instrument No. 20051114-0137349, dated November 4, 2005, said Register's Office. The said Brandon Gibbs and Melissa Gibbs having since divorced according to the Marital Dissolution Agreement in Docket #07D-1917 filed October 9, 2007 in the Fourth Circuit Court for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090027391 DEEDWARR
Recvd: 04/27/09 11:53 2 pgs
Fees:13.00 Taxes:999.00
20090427-0037661

This conveyance is made subject to:
Zoning, setback requirements, general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ___Grantor __X__ Grantee.

This is improved property known as **825 Highland Park Court, Nashville, TN 37205.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 21st day of April, 2009.

Brandon Gibbs by Melissa Gibbs, as his attorney in fact

Brandon Gibbs by Melissa Gibbs as his attorney in fact

Melissa Gibbs

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Melissa Gibbs, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2009.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Melissa Gibbs with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the Attorney-in-fact for Brandon Gibbs the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Brandon Gibbs, the within named bargainor(s) by the said Melissa Gibbs as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 21st day of April, 2009.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011