WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130090213 DEEDWARR
Recvd: 10/21/13 09:29 3 pgs
Fees:18.00 Taxes:795.50
20131021-0109465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL F. SORER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nick and Christie Bradley	Same as new owner	103-03-0-170.01
(NAME) 4707 Idaho Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, AMANDA ULLRICH, SAMUEL LANDON ULLRICH, AND AMANDA ULLRICH, APPOINTED GUARDIANSHIP FOR CARSON WAYNE ULLRICH, A MINOR, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO NICK BRADLEY AND CHRISTIE BRADLEY, HUSBAND AND WIFE, 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(s) 608 of Block No. 30, as shown on the map entitled Charlotte Park Company's First Addition, of record in Plan Book 57, page 103, 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 LAWRENCE W. ULLRICH AN UNMARRIED PERSON, by deed from ESTATE OF LINNIE G. FARMER, of record in Book 8817, page 296, dated December 8, 1992, said Register's Office. The said Lawrence Ullrich having since died intestate on or about September 18, 2012. The subject property devised to AMANDA ULLRICH, SAMUEL LANDON ULLRICH AND AMANDA ULLRICH, APPOINTED GUARDIANSHIP FOR CARSON WAYNE ULLICH, A MINOR, by Affidavit of Heirship of record in Instrument No. 20131021-0109462* said Register's Office. AMANDA ULLRICH, APPOINTED GUARDIANSHIP FOR CARSON WAYNE ULLICH, A MINOR, of record in Case No. CH13-CV-358 in the Chancery Court for Robertson County, Tennessee and Instrument No. 20131021-0109464 said Register's Office. * and # 20131021-0109463

This conveyance is subject to: 2013 property taxes which are a lien, but not yet delinquent; all matters appearing on the map entitled Charlotte Park Company's First Addition, of record in Plan Book 57, page 103, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4707 Idaho Avenue, 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 8th day of October, 2013.

Amanda Ullrich

Samuel Landon Ullrich

Amanda Ullrich, Appointed Guardianship for Carson Wayne Ullrich, a minor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Ullrich and Samual Landon Ullrich, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at_____, this_____day of_____.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Ullirh and Samuel Landon Ullrich ,the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of October, 2013.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Ullrich, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Carson Wayne Ullrich, a minor, as his duly appointed Guardian, and acknowledged that she executed the same as the free act and deed of the said Carson Wayne Ullrich, a minor.

Witness my hand and official seal at office, this 8th day of October, 2013.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14