THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14030487** BILL GARRETT, Davidson County Trans:T20140033836 DEEDWARR Recvd: 05/15/14 09:25 2 pgs Fees:13.00 Taxes:543.90 20140515-0041656	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $147,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2014. Notary Public My Commission Expires:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Gene Ulrich and Barbara Ulrich 3755 Colonial Heritage Drive Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 136-03-0-C-093.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy J. Allen and Dustin R. Allen, Wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gene Ulrich and Barbara Ulrich, Husband and Wife and David Ulrich, unmarried,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: *as joint tenants with the right of survivorship

Land in Davidson County, Tennessee, being Lot 22, SECTION 2, HERITAGE VILLAGE OF PRIEST LAKE PARK, as shown on plat of record in Plat Book 5200, Page 106, 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 to Amy J. Allen and Dustin R. Allen, wife and husband by Warranty Deed from Steven Andrew Duffy and Wendy Kubly Duffy, husband and wife, recorded on the 2nd day of December, 2010 in Instrument No. 20101202-0096021, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, HERITAGE VILLAGE OF PRIEST LAKE PARK, as recorded in Plat Book 5200, Page(s) 106.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5562, Page 833.

Charter of Heritage Village Homeowners Association recorded in Book 6418, Page 478.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HERITAGE VILLAGE OF PRIEST LAKE PARK Condominium of record in Book 5097, Page 855 , as amended by instrument(s) of record in Book 5192, Page 243, Book 5292, Page 747, Book 5292, Page 749, Book 5459, Page 679 and Instrument No. 201403140021490; also subject to easements, rights and interests in favor of other unit owners,

and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 3755 Colonial Heritage Drive Nashville TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 2014.

Amy J. Allen

Dustin R. Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy J. Allen and Dustin R. Allen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014