File No. 20140105

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140039201 DEEDWARR
Recvd: 06/04/14 11:49 2 pgs
Fees:13.00 Taxes:92.50
20140604-0048351

VICKI DUTTON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2014.

Vicki Dutton
Notary Public

MY COMMISSION EXPIRES: 3/1/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose E. Urbina	Same as new owner	071-03-0-144.00
(NAME)	(NAME)	
201 Grizzard Avenue, Lot L3		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Melvin Ulrich, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose E. Urbina, 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 the 12th Civil District of Davidson County, Tennessee, being the easterly portion of the westerly part of Lot No. 28 of the E.T. Brown Subdivision of part of Hughes Place, of record in Book 332, Page 55, Register's Office for said County.

Said part of Lot No. 28 fronts 34 feet on the northerly margin of Grizzard Avenue and extends back between lines 315 feet on the north side and 280 feet on the south side to an alley in the rear measuring 145.2 feet thereon.

BEING the same property conveyed to Henry Davidson Ulrich and wife, Leola Ulrich, by Warranty Deed from Joe Oris Ulrich and wife, Hattie Ulrich, dated 5/27/68 and recorded 6/6/68 in Book 4240, Page 932, in the Register's Office of Davidson County, Tennessee. The said Henry Davidson Ulrich and Leola Ulrich having since died, leaving subject property vested in their heirs at law: Henry R. Ulrich, Alice M. Ruffin, Linda S. Raines, Judy G. Meadows and Melvin Ulrich. The said Henry R. Ulrich, Alice M. Ruffin, Linda S. Raines and Judy G. Meadows having conveyed there interest in subject property to Melvin Ulrich by Quitclaim Deeds recorded 5/16/96 in Book 10051, Page 382, Book 10051, Page 385, Book 10051, Page 388 and Book 10051, Page 391, in the Register's Office of Davidson County, Tennessee.

Subject to all existing easements and all matters shown on plat of record in Book 332, Page 55, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 103 Grizzard Ave., Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20140105

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 my hand this 3rd day of June, 2014.

Melvin Ulrich

Melvin Ulrich

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin Ulrich, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2014.

Commission expires: 1/26/16

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

Rebecca Campbell

Notary Public