File 26505-8 Box 14

WARRANTY DEED

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 3rd day of October, 2014.

Anna Mosley
Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Suzanne Strickland	New Owner	Map 104-08-0 Parcel 302-00
1602 17th Avenue South		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Arthur John Ulm, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Suzanne Strickland

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 part of Lot No. 54, on O. B. Hayes Plan of "Large Lots", of record in Book No. 21, Page 87, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point in the easterly margin of 17th Avenue South, formerly Addison Avenue, eighty-one (81) feet southerly from the north line of said lot No. 54, running thence eastwardly, parallel with said last mentioned line, one hundred and fifty-two and one half (152 1/2) feet to the west margin of an alley; thence southerly with said alley forty-two (42) feet, and thence westwardly parallel with said line of Lot 54, one hundred and fifty-two and one half (152 1/2) feet to said 17th Avenue, and thence northerly with said avenue forty-two (42) feet to a point of beginning.

Being the same property conveyed to Arthur John Ulm by Deed dated August 29, 2012 from 1602 Music Row, LLC, a Colorado limited liability company, of record in Instrument No. 20120904-0079693, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal residence of the grantor herein or the grantor's spouse.

This instrument is being executed on behalf of Arthur John Ulm, pursuant to a Power of Attorney executed by same on the 1ST day of October, 2014, of record in Instrument No. 20141001-0093308, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) Subject to the Plan of record in Book 21, Page 87 Register's Office for Davidson County, Tennessee. (2) All matters shown in the lot survey dated October 3, 2007, together with the surveyor's report, by R. L. Montoya, TN RLS No. 697, including the encroachment of the gravel drive from the adjacent lot on the northerly side. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **1602 17th Avenue South, Nashville, TN 37212**

BILL GARRETT, Davidson County
Trans:T20140075288 DEEDWARR
Recvd: 10/06/14 11:37 2 pgs
Fees:13.00 Taxes:1665.00
20141006-0092309

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 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/our hand(s) this **3rd** day of **October, 2014.**

Arthur John Ulm by Christy A. Ulm, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of **October, 2014,** before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Christy A. Ulm**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Arthur John Ulm** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Arthur John Ulm**, for the purpose therein contained, by signing the name of **Arthur John Ulm,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **October, 2014.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: