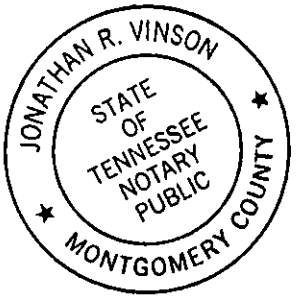
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 05-16-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
VinsonTitle, LLC, 412 Franklin Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dawn Poff and Doug Ulrich, Jr.	Dawn Poff and Doug Ulrich, Jr.	009 00 0 236.00
(NAME)	(NAME)	
719 Hogans Branch Rd.	719 Hogans Branch Rd.	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150021985 DEEDWARR
Recvd: 03/26/15 08:38 2 pgs
Fees:13.00 Taxes:258.63
20150326-0025876

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Judith C. Brinley, unmarried,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dawn Poff and Doug Ulrich Jr., both unmarried,** hereinafter collectively called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all that certain tract of land situated in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land in the 1st Councilmanic District of Davison County, Tennessee, more accurate described according to a survey by Tommy E. Walker, R.L.S. TN Lic No. 1465, dated 3/18/03 and revised 4/11/05 as follows:

Beginning at a existing iron pin in the westerly margin of Jackman Road, said pin being the most northeast corner of herein described tract; thence with said margin S 63 01' 00" W, 455.24' to a set iron pin; thence now leaving said margin N 28 57' 57" W, 768.24' to a existing angle iron; thence S 85 40' 38" E, 392.24' to a existing iron pin; thence S 31 33' 12" E, 500.62' to the point of beginning, containing 6.42 acres.

Subject to a 25 foot utility and drainage easement along the southeasterly line of said lot, adjacent to the margin of Jackman Road.

This being a portion of the same property conveyed to Judith C. Brinley, unmarried, by Quitclaim Deed from Judith C. Brinley, unmarried, of record in Instrument No. 20060913-0113399; Also being a portion of the same property conveyed to Donald N. Brinley and wife, Judith C. Brinley by deed of record as Instrument No. 20020320-0034510, in the Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Donald N. Brinley and wife, Judith C. Brinley by deed of record in Book 11349, Page 100, in the Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Donald N. Brinley and wife, Judith C. Brinley by partition deed recorded as Instrument Number 20050222-0019040 and by deed of record in Book 11217, Page 92, in the Register's Office for Davidson County, Tennessee. The said Donald N. Brinley now being deceased.

unimproved ☑

This is improved ☐ property, known as 8256 Jackman Rd., Joelton, TN 37080

(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 my hand this 20th day of March, 2015.

Judith C. Brinley

State of Tennessee
County of Robertson

Personally appeared before me Judith C. Brinley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of March, 2015.

Notary Public
My Commission Expires:

COMMISSION EXPIRATION 05/16/17

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY