WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150042833 DEEDWARR
Recvd: 06/02/15 10:36 2 pgs
Fees: 13.00 Taxes: 591.63
20150602-0050981

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Michael Bauman Jr.	CMG Mortgage Inc	136030C09300
(NAME)	(NAME)	
3755 Colonial Heritage Drive	3160 Crow Canyon Rd Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **David Ulrich, unmarried and Gene Ulrich and Barbara Ulrich, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert Michael Bauman Jr.**, hereinafter called the GRANTEE(S), their heirs and/or 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 22, on the Plan of Section Two, Heritage Village of Priest Lake Park, of record in Plat Book 5200, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gene Ulrich and Barbara Ulrich, husband and wife and David Ulrich, unmarried, as joint tenants with the right of Survivorship by Warranty Deed from Amy J. Allen and Dustin R. Allen, wife and husband, dated May 12, 2014 and recorded May 15, 2014 of record in Instrument No. 20140515-0041656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes for 2015 and subsequent years, a lien not yet due and payable; (2) All matters shown on the plat of record in Plat Book 5200, Page 106; (3) Rights of the Co-Owners of Heritage Village Condominium Association in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 5097, Page 855; (4) Amendment to Master Deed Book 5192 Page 243, Amendment to Master Deed Book 5292, Page 747, Second Amendment to Master Deed Book 5292, Page 749 and Third Amendment to Master Deed Book 5459, Page 679, Fifth Amendment to Master Deed Instrument No. 20140314-0021490; (5) Charter of Heritage Village Homeowners Association as recorded in Book 6418, Page 478, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3755 Colonial Heritage Drive, Nashville, TN 37217

File No.: 01288-25811
SMG TN Warranty Deed

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 27th day of May, 2015.

David V Ulrich
David Ulrich

Gene Ulrich by David Ulrich, attorney in fact
Gene Ulrich by David Ulrich, Attorney in Fact

Barbara Ulrich by David Ulrich, attorney in fact
Barbara Ulrich by David Ulrich, Attorney in Fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Ulrich the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of May, 2015.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 21st day of May, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared David Ulrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Gene Ulrich and Barbara Ulrich, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20150602-0050980 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 21st day of May, 2015.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066