WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065647 DEEDWARR
Recvd: 08/07/15 10:57 2 pgs
Fees:13.00 Taxes:821.40
20150807-0078857

Y-LC-15-122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alex E. Ulrich and Katina J. Ulrich	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	
122 Hillsboro Place	**2050 Parkway Office Circle**	**117-03-0-C-122.00C O**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JONATHAN A. RETZLAFF, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALEX E. ULRICH AND KATINA J. ULRICH, WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 122 on the Plan of Hillsboro Place Condominiums, of record in Plat Book 5200, Page 725, as amended in Plat Book 5200, Pages 757 and 758, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan A. Retzlaff, unmarried by Warranty deed from Elenor H. Hart Maxheim, married of record in Instrument No. 20040623-0074542, Register's Office for Davidson County, Tennessee, dated June 18, 2004 and recorded on June 23, 2004.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 5200, Page 725, as amended in Plat Book 5200, Pages 757 and 758, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Hillsboro Place Condominiums of record in Book 6244, Page 394, as supplemented in Book 6285, page 209, Register's Office for Davidson County, Tennessee.
- By-Laws for HOA of record in Book 6244, Page 405, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6265, Page 260, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6255, Page 932, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6128, Page 852, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government for water mains of record in Book 6255, Page 937, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **122 Hillsboro Place , Nashville, Tennessee 37215**.

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 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 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 the 4th DAY OF AUGUST, 2015.

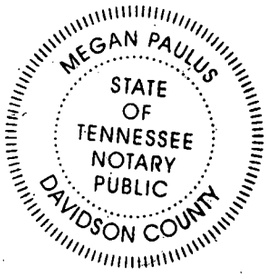
Jonathan A. Retzlaff by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JONATHAN A. RETZLAFF, and who acknowledged he/she/they executed the same as the free act and deed of the said JONATHAN A. RETZLAFF.

Witness my hand and official seal, this the 4th of August, 2015.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212