Bill Garrett Davidson County
Batch# 7104 DEEDWARR
10/03/2017 11:47:30 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20171003-0101213

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Ann Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of September, 2017,

Jodi Jackson
Notary Public

MY COMMISSION EXPIRES: 7-24-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ethan K. DuBois and Paul R DuBois	Caliber Home Loans	096 10 0 176.00
(NAME)	(NAME)	
2905 Emery Drive	3701 Regent Blvd, Ste 180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ronald Ulrich**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ethan K. DuBois, a single man, and Paul R Dubois, a married man**, 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:

Being Lot No. 349 on the Map of Cloverhill, Section 5, of record in Book 2133, Page 88, Register's Office for said County, as follows:

Said Lot No. 349 fronts 65 feet on the south side of Emery Drive and runs back 160.8 feet on the west line and 159.3 feet on the east line to a dead line in the rear on which it measures 58.6 feet.

Being the same property conveyed to Mary Elizabeth Ulrich by Warranty Deed from Walter Douglas Gober and wife, Patricia K. Gober dated December 08, 1969 and recorded December 09, 1969 in Book 4385, Page 144, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Ronald Ulrich by Executor's Deed from Ronald Ulrich and Peggy Ulrich dated July 11, 2006 and recorded July 13, 2006 as Instrument No. 20060713-0084536, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-176244FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2905 Emery Drive, Nashville, TN 37214

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, has 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 our hands this 29 day of September, 2017

Ronald Ulrich

Ronald Ulrich

STATE OF TENNESSEE

COUNTY OF WILSON

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

Witness my hand and official seal, this the 29th of September, 2017.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: GRN-176244FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY