This Instrument Prepared By:
KNIGHT LEGAL
7003 Chadwick Drive, Suite 321
Brentwood, TN 37027
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Bill Garrett Davidson County
Batch# 72770 DEEDWARR
03/23/2018 03:05:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180323-0027735

New Owner:	Send Tax Bill:	Map/Parcel
Constance D. Ulrich, Trustee of the Constance D. Ulrich Revocable Living Trust, dated December 12, 2017 7512 Lakeview Drive Nashville, Tennessee 37209	Constance D. Ulrich, Trustee 7512 Lakeview Drive Nashville, Tennessee 37209	08800001800

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Constance D. Ulrich
AFFIANT

Sworn to and subscribed before me this 12 day of December 2017.

Notary Public

RYAN KNIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2021

(Notary Stamp)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar, and other good and valuable consideration, I, CONSTANCE ULRICH, an unmarried woman, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to CONSTANCE D. ULRICH, TRUSTEE, of the CONSTANCE D. ULRICH REVOCABLE LIVING TRUST, dated DECEMBER 12, 2017.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns against the lawful claims of all persons.

persons.

Whenever 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 12 day of December, 2017.

By: Constance D. Ulrich
CONSTANCE ULRICH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Constance Ulrich, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 751 Cool Springs Blvd., Franklin, Tennessee, this 12 day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 3/8/2021

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

Exhibit A

Property Description

Said property is described to wit:

LAND in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 23 and 27, 1961 and revised June 27, 1961 as follows:

BEGINNING at a point in the northwesterly margin of Lakeview Drive at the easterly terminus of the curve lying at the northerly intersection of said Drive, and a 50 foot unnamed road, said point lying North 56 deg. East 967 feet along said northwesterly margin from the East corner of the property conveyed to Nellie R. Richards and husband, by Deed from Fred Webb Jackson and wife, as of record in Book 3255, Page 238, Register's Office for said County; thence, with said southwesterly margin North 34 deg. West 470 feet to a point; thence, South 56 deg. West 315.1 feet to the northeasterly margin of said 50 foot unnamed road; thence, with said northeasterly margin South 44 deg. East 300 feet to a point; thence, with the same around a slight curve to the right, having a radius of 858 feet, southeasterly 149.75 feet to the beginning of a curve; thence, around a curve to the left, having a radius of 25 feet, easterly 39.27 feet to the Beginning, containing 2.96 acres.

BEING the same property conveyed to Constance Ulrich, an unmarried woman, by Warranty Deed dated January 23, 2015, from Gail Rich Johnson, an unmarried woman, of record in Instrument No. 20150127-0007517, Register's Office for Davidson County, Tennessee.

NO BOUNDRY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved property known as 7512 Lakeview Drive, Nashville, TN 37209.