Karen Johnson Davidson County
Batch# 190643 DEEDWARR
02/01/2019 09:17:57 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20190201-0009686

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0080

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of January, 2019

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC HERFORD COUNTY

Notary Public

Commission Expires: 10/1/2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ilana Simons 12006 Lamanda St., Apt 2 Los Angeles, CA 90066	New Owner	161-09-0A-118.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Casey L. Ulrich, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ilana Simons, an unmarried woman

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:

Land in Davidson County, Tennessee, being Unit No. F-8 as set forth on Exhibit "E" to the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080117-0005582; as amended by Exhibit "A" to the First Amendment to the Master Deed establishing Brighton Village, of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; and as corrected by Exhibit "A" to the Instrument of Correction of record as Instrument No. 20110520-0038914 in said Register's Office.

Being the same property conveyed to Casey L. Ulrich, unmarried by Warranty deed from Janna J. Schrott, unmarried of record in Instrument No. 20150901-0088724 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 01, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4847 Bevendean Drive F8, Nashville, TN 37211

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of January, 2019.

Casey L. Ulrich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Casey L. Ulrich** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of January, 2019.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY