Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT19030007 1

WARRANTY DEED

Karen Johnson Davidson County
Batch# 219465 DEEDWARR
04/18/2019 09:38:59 AM 2 pgs
Fees: $13.00 Taxes: $1,464.83

20190418-0035767

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $395,900.00.

Christy Clark
Affiant

Subscribed and sworn to me on 04/16/19.

Gail C. Vincent
NOTARY PUBLIC
My Commission Expires:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
June Jack 108 Seaside Ave. Unit 4 Stamford, CT 06902	SAME	07203000800

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James Warren Ulrich and Susan Burroughs Ulrich, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto June Jack, a married woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly 75 feet of the westerly 150 feet of Lot No. 260, and the easterly 75 feet of the westerly 150 feet of the southerly 1/2 of Lot No. 261, on the Map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said parts of said lots front 75 feet on the northerly side of Stratford Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to James Warren Ulrich and Susan Burroughs Ulrich, husband and wife, from Kirtley Whittington and Eric Glasser by Warranty Deed recorded on July 21, 2015, of record in Instrument Number 20150721-0071069, Register's Office for Davidson County, Tennessee.

This is improved property known as 1303 Stratford Avenue, Nashville, Tennessee 37216.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on ~~04/16/19.~~ 4/15/19 FEB

James Warren Ulrich

Susan Burroughs Ulrich

STATE OF ~~TENNESSEE~~ North Carolina FEB

COUNTY OF ~~DAVIDSON~~ Dare FEB

On ~~04/16/19,~~ 4/15/19 before me personally appeared, James Warren Ulrich and Susan Burroughs Ulrich, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 04/16/19

FRANCES E BAUMAN NOTARY PUBLIC My Commission Expires 07-04-2023 DARE COUNTY, NC

NOTARY PUBLIC

My Commission Expires: 07/04/2023