Davidson County DEEDWARR
Recvd: 12/21/06 10:49 2 pgs
Fees:13.00 Taxes:1598.40

20061221-0157272

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRE-06- 400

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicolas R. Gonzales	First Horizon Home Loan	
P.O. Box 121431 (ADDRESS)	1555 W. Walnut Hill Lane, Suite 200 (ADDRESS)	82-9-J-400.00 CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Irving, TX 75038 (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, we NEW URBAN CONSTRUCTION, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICOLAS R. GONZALES AND WIFE, JACQUELYN D. GONZALES, 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 400, MORGAN PARK PLACE Condominiums, as established under Master Deed of record in Instrument 20050831-0104621 amended at Instrument Nos. 20051110-0136248, 20060516-0057286 and 20061023-0131222, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to New Urban Construction, LLC, a Tennessee limited liability company by Warranty Deed from Anthony L. Werthan, unmarried, recorded on the 7th day of April, 2005 in Instrument No. 20050407-0038334, in the Register's Office of Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions as shown of record.
*Jacquelyn D. Gonzales is also known as Jacquelyn D. Velasquez.

unimproved ( )
This is improved (X) property, known as 400 Van Buren, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 18th day of December, 2006.

New Urban Construction, LLC
BY:

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of December, 2006, before me personally appeared Anthony Werthan, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of New Urban Construction, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of December, 2006.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903