Davidson County DEEDWARR
Recvd: 03/05/07 10:01 2 pgs
Fees:13.00 Taxes:573.13

20070305-0026520

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

(AFFIX SEAL)

MARILYN PAINTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

G-UB-07-719B12

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
Ann E. Inman	New Owner (NAME)	
719 B McFerrin Avenue #12 (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Part of 82-8-321

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 URBAN BLUEPRINT, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANN E. INMAN, UNMARRIED, 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 12, THE WEST EASTLAND TOWNHOMES, as established under Master Deed of record in Instrument 20060718-0086336 amended at Instrument No. 20061026-0132919, 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 Urban Blueprint, LLC by Warranty Deed from Kay Crawley and husband, James Crawley, recorded on the 16th day of September, 2005 in Instrument No. 20050916-0111407, 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 including those of record in Book 332, page 63; Book 7444, page 494; Instrument Number 20060718-0086336; 20061026-0132919; 20060630-0078477; 20050916-0111407; 20060811-0098974; and 20060811-009008, Register's Office for Davidson County, Tennessee.

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SUBJECT TO: URBAN BLUEPRINT, LLC IS AN ADVOCATE FOR AFFORDABLE HOUSING IN NASHVILLE. AS SUCH, THE COMPANY HAS SET ASIDE THREE AFFORDABLE UNITS SOLELY FOR OWNER- OCCUPANCY IN THE WEST EASTLAND TOWNHOME DEVELOPMENT. THE UNITS ARE PRICED AT $154,900 FOR INDIVIDUALS EARNING 80% (OR LESS) OF THE MEDIAN INCOME FOR DAVIDSON COUNTY. BUYER(S) OF AN AFFORDABLE UNIT AGREE TO RETAIN OWNERSHIP FOR A MINIMUM OF 24 MONTHS. HOWEVER, IF THE BUYER(S) WERE TO SELL THE UNIT WITHIN 24 MONTH, HE/SHE SHALL REIMBURSE URBAN BLUEPRINT, LLC.

IF UNIT IS SOLD WITHIN: 0-12 MONTHS $20,000.00 (DUE ON SALE TO URBAN BLUEPRINT, LLC)
13-24 MONTHS $10,000.00 (DUE ON SALE TO URBAN BLUEPRINT, LLC)

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unimproved ( )
This is improved (X) property, known as 719 B McFerrin Avenue #12, Nashville, Tennessee 37206
(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 28th day of February, 2007.

Urban Blueprint, LLC

BY: Debbie Frank

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of February, 2007, before me personally appeared Debbie Frank, 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 Urban Blueprint, 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 28th day of February, 2007.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2009

My Commission Expires:

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