Davidson County DEEDWARR
Recvd: 06/27/07 12:56 3 pgs
Fees:18.00 Taxes:672.66
20070627-0076795

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,800.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of June, 2007.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Lester Katzel and Monika Katzel, husband and wife,

3120 Long Blvd. #102
Nashville, Tennessee 37215

SEND TAX BILLS TO:
~~NEW OWNER~~ Lester Katzel
950 Hillside Ave.
Rochester, NY 14618

MAP-PARCEL NUMBERS:

Part of 104-2-108

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Urban Concepts, LLC, a Tennessee limited liability company hereinafter referred to as Grantors, hereby transfers and conveys to Lester Katzel and Monika Katzel, husband and wife, , hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Unit No. 102, Villages at Long Boulevard I, as established under Master Deed of record in Instrument No. 20060627-0076772, amended in Instrument No. 20061102-0136062, Register's Office of 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 Concepts, LLC, a Tennessee limited liability company by Warranty deed from Mary Frances Ray of record in 20060505-0052693, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Mary Frances Ray of record in Instrument No. 20070627-0076794, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Terms and provisions of the Articles of Incorporation of Urban Concepts, LLC, recorded in Instrument No.
20060505-0052692.
Charter of Villages at Long Boulevard I Homeowners' Association, Inc. recorded at Instrument No.
20060627-0076771.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAGES AT LONG BOULEVARD I of record in Instrument No. 20060627-0076772, as amended by instrument(s) of record in Instrument No. 20061102-0136062; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Rights or claims of parties in possession not shown by the public records.
Easements, liens or encumbrances, or claims thereof, not shown by the public records.
Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
Any lien, or right to alien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records.
Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public.
This Conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3120 Long Blvd. #102, Nashville, TN 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 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 25th day of June, 2007.

Urban Concepts, LLC, a Tennessee limited liability company

BY: William A. Watson, Chief Manager

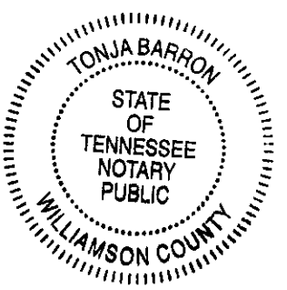
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, William A. Watson, with whom I am personally acquainted, and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Urban Concepts, LLC, a limited liability company and that he is authorized by Urban Concepts, LLC, to execute this instrument on its behalf.

Witness my hand and official seal this 25th day of June, 2007.

My Commission Expires:. 1-20-09

Tonja Barron
, Notary Public.



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

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