Davidson County DEEDWARR
Recvd: 07/24/07 09:33 2 pgs
Fees:13.00 Taxes:1406.00

20070724-0087615

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of July, 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:
Joy S. Heckman, unmarried

4311 Dakota Ave., Unit #1
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

P/O 091-16-0-282.01

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 Joy S. Heckman, unmarried, 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.1, as shown by Master Deed for Dakota Place, a Horizontal Property Regime (with private elements), of record in Instrument No. 20070531-0064766, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being part of the same property conveyed to Urban Concepts, LLC, a Tennessee Limited Liability Company by Warranty deed from William M. Christie and wife, Kelly M. Christie of record in Instrument No. 20060616-0072068, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 57, Page 103, Register's Office of said County.

Master Deed of record in Instrument No. 20070531-0064766, Register's Office for said County.

By-Laws of record in Instrument No. 20070531-0064766, Register's Office for said County.

HOA Charter of record in Instrument No. 20070531-0064766, Register's Office for said County.

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 4311 Dakota Ave., Unit #1, Nashville, TN 37209.

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 17th day of July, 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 Tennessee 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 17th day of July, 2007.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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