Davidson County DEEDWARR
Recvd: 07/25/07 12:06 2 pgs
Fees:13.00 Taxes:1414.14
20070725-0088209

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,200.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of July, 2007.

Notary Public

My Commission Expires: 11/8/08

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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:
J. Matt Mogan, unmarried, Henry Mogan, Jr. and wife, Alice Mogan

2112 Acklen Avenue #205
Nashville, Tennessee 37212

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

104.12-OC-205.00 CO

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, Alliance Development, LLC a Tennessee limited liability company hereinafter referred to as Grantors, hereby transfers and conveys to J. Matt Mogan, unmarried, Henry Mogan, Jr. and wife, Alice Mogan, 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. 205 on the plan of Villages at Acklen, a horizontal property regime, Master Deed and Bylaws of record in Instrument No. 20051221-0152869, as amended in Instrument Nos. 20060112-0004705, 20061108-0139002, 20061115-0141802, 20061227-0158825, and 20070621-0074025, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being part of the same property conveyed to Alliance Development, LLC, a Tennessee limited liability company by Warranty deed of record in Instrument Nos. 20050914-0110601, 20051228-0155627, and 20050914-0110599, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Master Deed of record in Instrument No. 20051221-0152869, as amended in Instrument Nos. 20060112-0004705, 20061108-0139002, 20061115-0141802, 20061227-0158825 and 20070621-0074025, Register's Office of said County.
Lease Agreement of record in Instrument No. 20051026-0129448, Register's Office for said County.
Urban Renewal Plan of record in Book 10737, page 558, 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 2112 Acklen Avenue #205, Nashville, TN 37212.

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 23rd day of July, 2007.

Alliance Development, 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 23rd 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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