Davidson County DEEDWARR
Recvd: 08/06/07 12:01 2 pgs
Fees:13.00 Taxes:647.50

20070806-0093296

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22, 2008

WARRANTY DEED

G-VRE-07-10

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES:
(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
John C. Monson	National City Mortgage, a Division of National Cit	
721-B McFerrin Avenue (ADDRESS)	3232 Newmark Drive (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Miamisburg, Ohio 45342 (CITY) (STATE) (ZIP)	082-08-0A-010.00 CO

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 JOHN C. MONSON, 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:

UNIT 10, THE WEST EASTLAND TOWNHOMES CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20060718-0086336 AMENDED AT INSTRUMENT NOS. 20061026-0132919, 20070227-0024222, 20070227-0024223 AND 20070718-0085401, 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 AS INSTRUMENT NUMBER 20060630-0078477; 20060718-0086336; 20061026-0132919; 20070227-0024222; 20070227-0024223; 20070718-0085401; 20060811-0098974; BOOK 332, PAGE 63; AND BOOK 7444, PAGE 494, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 721-B McFerrin Avenue, 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 2nd day of August, 2007.

Urban Blueprint, LLC

BY: Debbie Frank

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of August, 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 2nd day of August, 2007.

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires NOV 22, 2010

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