File No. 270900720

WARRANTY DEED

ASHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires OCT 2, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
4900 Thoroughbred Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/26/07 14:14 2 pgs
Fees:13.00 Taxes:1239.13
20070926-0114901

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Milton Johnson	NEW OWNER	104-02-1D-103.00 CO
(NAME)	(NAME)	
3120 Long Blvd. #104		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Urban Concepts, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Milton Johnson and wife, Denice D. Johnson, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 104, Villages at Long Boulevard I, as shown on exhibit B-1 under Master Deed of record in Instrument No. 20060627-0076772, as amended in Instrument Nos. 20061102-0136062, No. 20070621-0074138 and 20070725-0088208, 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 by Warranty deed from Mary Frances Ray of record in Instrument No. 20060505-0052693, Register's Office for Davidson County, Tennessee, dated April 26, 2006 and by Quitclaim Deed from Mary Frances Ray of record in Instrument No. 20070627-0076794, said Register's Office.

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Master Deed of record in Instrument No. 20060627-0076772, as amended in Instrument Nos. 20061102-0136062, 20070621-0074138, and 20070725-0088208, Register's Office of said County.

Charter of record in Instrument No. 20060505-052692, Register's Office of said County.

HOA Charter of record in Instrument No. 20060627-0076771, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3120 Long Blvd. #104, Nashville, TN 37203
(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), 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), 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 19th day of September, 2007.

Urban Concepts, LLC, a Tennessee Limited Liability Company

By:
Donald R. Barrett, Jr.
ITS: Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donald R. Barrett, Jr., 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 Authorized Agent 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 at office this 19th day of September, 2007.

Commission expires: 1-2009

Notary Public

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 270900720

RETURN TO: