File No. 270900187

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/07 12:51 2 pgs
Fees:13.00 Taxes:702.63

20071107-0131467

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: May 2, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony G. Chikas	~~NEW OWNER~~ Countrywide Bk, FSB	104-021-F-302 CO
(NAME)	(NAME)	Notary Seal present, but could not be reproduced.
3122 Long Blvd. #302	P.O. Box 10212	
(ADDRESS)	(ADDRESS)	Bill Garrett
Nashville, TN 37203	Van Nuys, CA 91410	Davidson County Register of Deeds
(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, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony G. Chikas, single, 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:

Land in Davidson County, Tennessee, being Unit No. 302 as shown in Exhibit B-1 of the Fourth Amendment to the Master Deed and Bylaws for Villages at Long Boulevard I, a Horizontal Property Regime, together with an undivided interest in any appurtenant common elements, as of record in Instrument No. 20071030-0128067, Register's Office for Davidson County, Tennessee, which amends the Master Deed and Bylaws for Villages at Long Boulevard I of record in Instrument No. 20060627-0076772, said Register's Office; as amended by the First Amendment to the Master Deed and Bylaws of record in Instrument No. 20061102-0136062, said Register's Office; as further amended by the Second Amendment to the Master Deed and Bylaws of record in Instrument No. 20070621-0074138, said Register's Office; as further amended by the Third Amendment to the Master Deed and Bylaws of record in Instrument No. 20070725-0088208, said Register's Office, to which plat is hereby referenced for a more complete legal description.

Being part of the same property conveyed to Urban Concepts, LLC from Robert Terry and Patrick Terry by deed dated 4/26/06 and recorded 5/05/06 in Instrument No. 20060505-0052694, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Master Deed and By Laws of record in Instrument No. 20071030-0128067, which amends Instrument No. 20060627-0076772, as amended in Instrument No. 20061102-0136062, as amended in Instrument No. 20070621-0074138, as amended in Instrument No. 20070725-0088208, Register's Office of said County.

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

Charter of record in Instrument No. 20060505-052692, Register's Office of 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 3122 Long Blvd. #302, 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 5th day of November, 2007.

Urban Concepts, LLC

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 5th day of November, 2007.

Commission expires: 1-20-09

Notary Public

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 270900187

RETURN TO: