File No. 280500751

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/08 13:36 2 pgs
Fees:13.00 Taxes:1369.00
20080529-0054736

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

DEBORAH H. BARRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
Patrick A. Theobald	Franklin American Mortgage Co. 501 Corporate Centre Drive #400 Franklin, TN 37067	091160B00200CO
(NAME) 196 44th Ave. N.	(NAME) 501 Corporate Centre Drive #400	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Urban Concepts, LLC, a Tennessee limited liability company**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Patrick A. Theobald and spouse, Cecelia N. Theobald**, hereinafter called the 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. 2, 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 a portion 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 as of record in Instrument No. 20060616-0072063, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) All matters shown by Master Deed and By-Laws and Charter as of record in Instrument No. 20070531-0064766; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee. (3) Subject to all matters on plan of record in Book 57, Page 103, said Register's Office.

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 196 44th Ave. N., Nashville, TN 37209
(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 GRANTEES, Their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 27th day of May, 2008.

Urban Concepts, LLC

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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Donald R. Barrett, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Urban Concepts, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand at office this 27th day of May, 2008.

Commission expires: 1-10-10

Notary Public

MELANIE D. DuRARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

File Number: 280500751

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064