Davidson County DEEDWARR
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Fees:13.00 Taxes:689.68
20080624-0065074

File No. 280600288

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,400.00

Kevin Michael Smyth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(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
Kevin Michael Smyth	Home Loan Center, Inc DBA Lending Tree Loans	104-02-1D-304.00
(NAME)	(NAME)	
3122 Long Blvd., #304	163 Technology Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Irvine, CA 92618	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Urban Concepts, LLC**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Kevin Michael Smyth**, hereinafter called the grantee, His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit No. 304, Villages at Long Boulevard I, as shown on the Exhibit to the Master Deed of record in Instrument Nos. 20060627-0076772, 20061102-0136062, 20070621-0074138, 20070725-0088208 and 20071030-00128067, said Register's Office, to which Master Deed reference is hereby made for a more particular description of said unit.

Being a part of the same property conveyed to Urban Concepts, LLC, by Warranty Deed from Robert Terry and Patrick Terry, dated March 26, 2006, as of record in Instrument No. 20060505-0052694, 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 on the Exhibit to the Master Deed of record in Instrument Nos. 20060627-0076772, 20061102-0136062, 20070621-0074138, 20070725-0088208 and 20071030-00128067; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee. (3) Charter for Homeowners' Association as of record in Instrument No. 20060627-0076771, 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 3122 Long Blvd., #304, Nashville, TN 37204
(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, His heirs and assigns forever; and we do covenant with the said GRANTEE 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, His 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 17th day of June, 2008.

Urban Concepts, LLC

By:
Donald R. Barrett, Jr., 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 Agent of Urban Concepts, LlC, the within named bargainor, a limited liability company, and that he as such Agetn, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Agetn.

Witness my hand at office this 17th day of June, 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: 280600288

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