(1)

File No. 280600642

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/08 09:56 2 pgs
Fees:13.00 Taxes:696.75

20080715-0072423

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,310.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

EXPIRES: OCTOBER 12, 2008

Return to:

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
Shri Mishra	NEW OWNER	104-02-1D-309.00
(NAME)	(NAME)	
3122 Long Blvd. #309		
(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, We, **Urban Concepts, LLC**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Shri Mishra, and wife, Sharda Mishra and Puneet Mishra, unmarried**, hereinafter called the grantee(s), 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. 309, 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. #309, 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), 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 our hands this 9th day of July, 2008.

Urban Concepts, LLC

By: _____

William A Watson, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared William A. Watson, 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 Chief Manager of Urban Concepts, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand at office this 9th day of July, 2008.

Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

OCTOBER 12, 2008

Notary Public

File Number: 280600642

RETURN TO:

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