CLG# 20080560650

File No. 280601057

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/08 11:12 2 pg
Fees:13.00 Taxes:673.40
20080725-0076333

REBEKAH J. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2008.

Rebekah J. Sims
Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(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
Timothy Cameron Evans	Wells Fargo Home Mortgage	104-02-1D-307.00
(NAME) 3122 Long Blvd. #307	(NAME) PO Box 11701	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Newark, NJ 07101-4701	
(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 **Timothy Cameron Evans, unmarried,** 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. 307 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 Number 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 Number 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 Number 20070621-0074138, said Register's Office; as further amended by the Third Amendment to the Master Deed and Bylaws of record in Instrument Number 20070725-0088208, said Register's Office, to which plat is hereby referenced for a more complete legal description.

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. #307, 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 our hands this 11th day of July, 2008.

Urban Concepts, LLC

By: _____
William A. Watson, Chief Manager

By: _____
Douglas Durr, Secretary

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 11th day of July, 2008.

Commission expires:

K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC

11/4/08

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand at office this 11th day of July, 2008.

Commission expires:

K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC

11/4/08

_____
Notary Public

File Number: 280601057

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