File No. 290401192

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,965.00

Ugender Reddy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2009.

Kimberly D. Hicks
Notary Public

MY COMMISSION EXPIRES: 5-18-10
(AFFIX SEAL)

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

BILL GARRETT, Davidson County
Trans:T20090031371 DEEDWARR
Recvd: 05/12/09 11:45 2 pgs
Fees:13.00 Taxes:662.17

20090512-0043624

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ugender Reddy	NEW OWNER	
(NAME)	(NAME)	104021D31000 CO
3122 Long Blvd. #310		
(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, Urban Concepts, LLC, a Tennessee Limited Liability Company, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Ugender Reddy and Vishruth Reddy, as tenants in common with right of survivorship, 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. 310, Villages at Long Boulevard I, as shown on Exhibit B-1 under Master Deed of record by Instrument No. 20060627-0076772, as amended in Instrument No. 20061102-0136062, and Instrument No. 20070621-0074138, Instrument No. 20070725-0088208 and Instrument No. 20071030-0128067, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

BEING part of the same property conveyed to Urban Concepts, LLC, by Warranty Deed dated April 26, 2006, filed May 5, 2006, from Robert Terry and Patrick Terry, of record by Instrument No. 20060505-0052694, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villages of Long Boulevard I, of record as set out above, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid.
Tax Parcel ID Number: 104021D31000CO

Master Deed as shown of record by Instrument No. 20060627-0076772, Instrument No. 20061102-0136062, Instrument No. 20070621-0074138, Instrument No. 20070725-0088208, Instrument No. 20071030-00128067 and by Fifth Amendment to the Master Deed and By-Laws of record in Instrument No. 20081031-0108684, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Instrument No. 20060627-0076771, Register's Office for Davidson County, Tennessee.

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. #310, 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 7th day of May, 2009.

Urban Concepts, LLC

By: _____

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, William A. Watson, with whom I am personally acquainted or who 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 bargainor, a Tennessee limited liability company, and that he as such, executed the forgoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand at office this 7th day of May, 2009.

Commission expires: 5-18-10

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Notary Public

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

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