File No. 291100458

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF December, 2009.

Priscilla C Mulvaney
Notary Public

MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

PRISCILLA C. MULVANEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BOX 50-B

PREPARED BY:
BAIK

RETURN TO:

BILL GARRETT, Davidson County
Trans:T20090087855 DEEDWARR
Recvd: 12/31/09 10:26 2 pgs
Fees:13.00 Taxes:666.00
20091231-0118846

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
Heather Pedigo	NEW OWNER	104021D20400CO
(NAME) 3120 B Long Blvd. #204	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, Alliance Homebuilding Group, LLC f/k/a Urban Concepts, LLC,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Heather Pedigo, a single person**, 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. 204 of the Villages at Long Boulevard I, a Horizontal Property Regime, filed as Exhibit B-1 to, and established by the Master Deed of record in Instrument No. 20060627-0076772 and amended in Instrument No. 20070725-0088208 and Instrument No. 20081031-0108684, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which 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 deed from ROBERT TERRY AND PATRICK TERRY of record in Instrument No. 20060505-0052694 on 04/26/2006 and filed for record on 05/05/2006, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 421, Page 82-83, said Register's Office.

Master Deed and By-Laws filed for record in Instrument No. 20060627-0076772, and amended in Instrument No. 20070725-0088208, and Instrument No. 20081031-0108684, said Register's Office.

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

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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 3120 B Long Blvd. #204, 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 21st day of December, 2009.

Alliance Homebuilding Group, LLC f/k/a Urban Concepts, LLC

By:

Its:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald R. Barrett, Jr. with whom I am personally acquainted and who proved himself to be the Authorized Agent of Alliance Homebuilding Group, LLC, a Tennessee Limited Liability Company, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 21st day of December, 2009.

Commission expires:

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

Notary Public

File Number: 291100458

RETURN TO: