File No. 210050073

WARRANTY DEED

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans:T20100030089 DEEDWARR
Recvd: 05/19/10 10:15 2 pgs
Fees:13.00 Taxes:610.50
20100519-0038583

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pratik Talati	NEW OWNER	104021D20300
(NAME)	(NAME)	
3120 B Long Blvd. # 203		
(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, 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 **Pratik Talati, unmarried,** hereinafter called the grantee(s), HIS 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. 203 on the plan of Villages at Long Boulevard I, filed as Exhibit B-1 to, and established by the Master Deed of record in Instrument 20060627-0076772 and amended in Instruments 20070725-0088208 and 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 detailed description.

Being part of the same property conveyed to Urban Concepts, LLC, a Tennessee Limited Liability Company by deed from Mary Frances Ray of record in Instrument 20060505-0052693 on 04/26/2006 and filed for record on 05/05/2006, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Urban Concepts, LLC by deed from Robert Terry and Patrick Terry of record in Instrument 20060505-0052694 on 04/26/2006 and filed for record on 05/05/2006, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Urban Concepts, LLC, a Tennessee Limited Liability Company by deed from Mary F. Ray, Trustee of The Emmett R. Ray Sr. and Mary F. Ray Revocable Trust of record in Instrument 20070627-0076794 on 06/22/2007 and filed for record on 06/27/2007, Register's Office for Davidson County, Tennessee.

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

Master Deed and By-Laws filed for record in Instrument 20060627-0076772, Amended in Instrument 20070725-0088208, and Instrument 20081031-0108684, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument 20060627-0076771, said Register's Office.

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. # 203, 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), HIS 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), 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 May, 2010.

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

By:
Donald R. Barrett, Jr.
Its: Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donald R. Barrett, Jr., 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 Authorized Agent of Alliance Homebuilding Group, LLC f/k/a 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 Authorized Agent.

Witness my hand at office this 17th day of May, 2010.

Commission expires:

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 210050073

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027