File No. 210060040

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100039048 DEEDWARR
Recvd: 06/28/10 09:21 2 pgs
Fees:13.00 Taxes:610.50
20100628-0050074

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 25th DAY OF June, 2010.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires May 21, 2011

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
Julius R. Smith, III	~~NEW OWNER~~	104021D20800
(NAME) 3120 B Long Blvd. #208	(NAME) Tennessee Bank & Trust 330 Mayfield Drive, Suite C-6	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Franklin TN 37067	
(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, a Tennessee limited liability company f/k/a 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 **Julius R. Smith, III,** 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. 208 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 Deeds of record in Instrument 20060505-0052693, Instrument 20060505-0052694 and Instrument 20070627-0076794, Register's Office for Davidson County, Tennessee.

Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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

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

Amended Master Deed of record in Instrument 20070725-0088208 and Instrument 20081031-0108684, said Register's Office.

Charter of Villages at Long Boulevard I Homeowners Association, Inc. of record in Instrument 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 3120 B Long Blvd. #208, 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 25th day of June, 2010.

Alliance Homebuilding Group, LLC, a Tennessee limited liability company

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 25th day of June, 2010.

Commission expires:

_____
Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 210060040

RETURN TO: