BILL GARRETT, Davidson County
Trans:T20110019775 DEEDWARR
Recvd: 04/05/11 09:56 2 pgs
Fees:13.00 Taxes:869.50
20110405-0026019

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-VRES-11-3000

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urban Family Enterprise, LLC	Urban Family Enterprise, LLC	
26977 Moro Azul	(NAME) 26977 Moro Azul	
(ADDRESS) Mission Viejo, CA 92691	(ADDRESS) Mission Viejo, CA 92691	104-2-4-B-335.00
(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 JONATHAN D. SEXTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto URBAN FAMILY ENTERPRISE, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 335 OF BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ., OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT, OF RECORD AS INSTRUMENT NO. 20070503-0053313 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS AND INTEREST 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, SAID UNIT BEING DEPICTED ON EXHIBIT "C" TO SAID MASTER DEED, TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE SET FORTH IN EXHIBIT "D" TO SAID MASTER DEED, AS AMENDED IN INSTRUMENT NOS. 20070629-0077729 AND 20081016-0104201, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM CARLY ROSE SEXTON TO JONATHAN D. SEXTON AS RECORDED ON THE 12TH DAY OF MAY, 2010 IN INSTRUMENT NO. 20100512-0036589 AND WARRANTY DEED FROM BRISTOL WEST END VENTURES, INC., A TENNESSEE CORPORATION TO JON D. SEXTON, MARRIED AS RECORDED ON THE 4TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071204-0140405, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20060801-0093560; INSTRUMENT NO. 20050105-0001970; INSTRUMENT NO. 20070503-0053313; INSTRUMENT NO. 20070629-0077729; INSTRUMENT NO. 20081016-0104201; INSTRUMENT NO. 20101130-0095113; INSTRUMENT NO. 20040615-0070569; INSTRUMENT NO. 20060320-0031877; INSTRUMENT NO. 20060405-0039176; INSTRUMENT NO. 20050603-0062976; SAID REGISTER'S OFFICE; C) TWENTY FOOT (20') SANITARY SEWER EASEMENT ALONG THE EASTERLY LOT LINE OF LOT 20 AND THE WESTERLY LOT LINES OF LOTS 4, 5, 6 AND 7, AS SHOWN ON THE ALTA/ACSM SURVEY DATED AUGUST 3, 2004, LAST REVISED MAY 9, 2005, BY ROBERT M. SEARSON, TENN. R.L.S. NO. 1666; D) URBAN ZONING OVERLAY OF RECORD AS METRO ORDINANCE NO. BL2000-364, MADE APPLICABLE BY ORDINANCE NO. BL-2000-476, OF RECORD IN THE METROPOLITAN CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND E) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 3000 Vanderbilt Place #335, Nashville, Tennessee 37212

(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), their 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), their 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 my/our hand(s) this 31st day of March, 2011.

Jonathan D. Sexton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan D. Sexton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903