WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF DONALD R. BARRETT, JR.

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lee Johnson	New Owner	104021D10100CO
(NAME)	(NAME)	
3120 Long Boulevard, Condominium 101		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110029558 DEEDWARR
Recvd: 05/18/11 11:39 2 pgs
Fees:13.00 Taxes:888.00
20110518-0038049

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 GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lee Johnson, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 101, as shown on the plan of 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. 20061102-0136062, 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 the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being part of the same property conveyed to URBAN CONCEPTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Deed from MARY FRANCES RAY, dated 04/26/2006 and filed for record on 05/05/2006 in Instrument No. 20060505-0052693, 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, dated 06/22/2007 and filed for record on 06/27/2007 in Instrument No. 20070627-0076794, Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

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 No. 20060627-0076772, amended in Instrument No. 20061102-0136062, said Register's Office.

harter of record in Instrument No. 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 Long Boulevard, Condominium 101, 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), their heirs and/or 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/or 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 hand this 17 day of May, 2011.

Urban Concepts, LLC

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, William A. Watson Sr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be City Mayor of Urban Concepts, LLC and that he/she as such City Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself/herself as City Mayor.

WITNESS my hand and seal this 17th day of May, 2011.

Notary Public
My Commission Expires: 9/28/13

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. BARRETT, JR.

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027