WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 514,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2011

Notary Public

MY COMMISSION EXPIRES: 11-7-2011
(AFFIX SEAL)

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kurt Tyler Ullman	New Owner	118 130 E 002000
(NAME)	(NAME)	
3606 Wilbur Place Unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Hybrid Builders, LLC, a Tennessee limited liability company HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kurt Tyler Ullman and Adriana Dellamea Ullman, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of The Cottages of Marengo Place, a horizontal property regime as shown on Exhibit "B" of The Cottages of Marengo Place, as of record Instrument No. 20100827-0067953, Register's Office for Davidson County, Tenessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provision of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Instrument No. 20100827-0067953, Register's Office for Davidson County, Tennessee. Also incorporated herein are the amended By-Laws of record in Instrument Number 20100827-0067953, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Entrust Tennessee FBO Cleland Ratcliffe IRA, from Myles A. MacDonald and wife, Joan S. MacDonald by deed on May 3, 2010, of record in Instrument Number 20100512-0036558, Register's Office for Davidson County, Tennessee.

And

Being the same property conveyed to Hybrid Builders, LLC by warranty deed of Entrust Tennessee FBO Cleland Ratcliffe IRA, dated September 8, 2010, of record in Instrument Number 20100916-0073659, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters as shown on the plan of record in Instrument No. 20100727-0058633, Register's Office of Davidson County, Tennessee. Subject to all matters appearing of record in the Master Deed, Declaration and Restrictions of The Cottage of Margengo Park of record in Instrument No. 20100827-0067953, said Register's Office.

This property, known as 3606 Wilbur Place Unit A, Nashville, TN 37204
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20110030120 DEEDWARR
Recvd: 05/20/11 10:31 2 pgs
Fees:13.00 Taxes:1903.65
20110520-0038731

Witness my/our hand(s) this 18th DAY OF MAY, 2011.

Hybrid Builders, LLC

BY: W J Lovelace III Sole member

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared William Yancy Lovelace, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself Sole Member of Hybrid Builders, LLC, the within named bargainor, a Tennessee limited liability company, and that William Yancy Lovelace, III, as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company himself as Sole Member of said company.

Witness my hand and official seal, this the 18th day of May, 2011.

Notary Public

My Commission Expires: 7-2-12

(SEAL)

