BILL GARRETT, Davidson County
Trans:T20140035451 DEEDWARR
Recvd: 05/21/14 10:47 2 pgs
Fees:13.00 Taxes:691.90

20140521-0043727

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of May, 2014.

(Affix Seal) Notary Public

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires:

MY COMMISSION EXPIRES: MAY 23, 2016

26612

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John P. Jones and Katherine L. Jones	Katherine L Jones	Map/Parcel
3120B Long Blvd., Unit 201	1705 Charity Drive	104021D20100CO
Nashville, Tennessee 37203	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, OLLIE J. PETRE, IV, UNMARRIED, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto JOHN P. JONES AND KATHERINE L. JONES, HUSBAND AND WIFE hereinafter called the GRANTEES, their heirs and assigns, that 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. 201, Villages at Long Boulevard I, as shown on Exhibit B-1 under Master Deed of record in Instrument 200710300128067, which amends Instrument 200606270076772, as amended in Instrument 200611020136062, Instrument 2007062310074138, Instrument 200707250088208, Instrument 200710300128067, and Instrument 200810310108684, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ollie J. Petre, IV, unmarried, by deed from Urban Concepts, LLC, of record in Instrument No. 20100505-0034217, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County Taxes for the year 2014 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 104021D20100CO.
2. The premises herein is a condominium apartment 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, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also

including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villages at Long Boulevard I of record in Instrument Number 200710300128067, which amends Instrument 200606270076772, as amended in Instrument 200611020136062, amended in Instrument 200706210074138, Instrument 200707250088208, Instrument 200710300128067, and Instrument 200810310108684, Register's Office for Davidson County, Tennessee.

3. HOA Charter in Instrument 200606270076771, Register's Office for Davidson County, Tennessee.
4. All matters shown on the Plan of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3120B Long Blvd., Unit 201, Nashville, Tennessee 37203

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, 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.

Witness our hands this 20th day of May, 2014:

Ollie J. Petre, IV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ollie J. Petre, IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2014:

Notary Public

My commission expires:

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 21, 2018