BILL GARRETT, Davidson County
Trans:T20150017427 DEEDWARR
Recvd: 03/10/15 15:19 2 pgs
Fees:13.00 Taxes:432.90
20150310-0020580

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urban Spatial LLC	NEW OWNER	117-11-0B
(NAME)	(NAME)	(MAP)
3600 Hillsboro Pike #C3		035.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Billie Ronda Shawcroft, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Urban Spatial LLC, a Washington limited liability company, hereinafter called Grantee(s), its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. C-3, Parcel No. 35, in a horizontal property regime which is located on the plat of Revised The Villager East Condominium Apartments, of record in Book 5200, Page 235 and Villager East Condominium, a Condominium Development established pursuant to 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, under the Master Deed establishing Villager East Condominium of record in 5457, Page 298, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws of the administration thereof, which are appended to the Master Deed and Exhibit "C" thereto of record in Book 5457, page 338, said Register's Office, and a Deed of Correction in Book 5553, page 336, 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 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Billie Ronda Shawcroft, married by Warranty deed from Clayton C. Jeffords, unmarried of record in Instrument No. 20070404-0040531 Register's Office for Davidson County, Tennessee, dated March 28, 2007 and recorded on April 04, 2007.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3600 Hillsboro Pike #C3, Nashville, Tennessee 37215

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.

RICHARD G. SHAWCROFT, SR., HUSBAND OF BILLIE RONDA SHAWCROFT, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 5th day of March, 2015.

Billie Ronda Shawcroft

Richard G. Shawcroft, Sr.

STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Billie Ronda Shawcroft and husband, Richard G. Shawcroft, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Solvang, California, on this the 5th day of March, 2015.

Julia A Hanselka
Notary Public

My Commission Expires:
10-17-16

JULIA A. HANSELKA
Commission # 1991606
Notary Public - California
Santa Barbara County
My Comm. Expires Oct 17, 2016