WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160068277 DEEDWARR
Recvd: 08/08/16 11:29 2 pgs
Fees:13.00 Taxes:832.13
20160808-0082099

G-P-16-3120-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexander Alter and Lia Alter	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
677 Ellington Road		**104-02-1D-208.00-CO**
(ADDRESS)	(ADDRESS)	
Ridgewood, NJ 07450		
(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, **JULIUS R. SMITH, III, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER ALTER AND LIA ALTER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 all of Unit No. 208 as shown on the Plan Villages at Long Boulevard I, field as Exhibit B-1 to and established by the Master Deed of record in Instrument No. 20060627-0076772 and amended in Instrument Nos. 20070725-0088208 and 20081031-0108684, Register's Office for Davidson County, Tennessee together with an undivided percentage interest in the common area/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Julius R. Smith, III, unmarried by Warranty deed from Alliance Homebuilding Group, LLC, a Tennessee limited liability company f/k/a Urban Concepts, LLC, a Tennessee limited liability company of record in Instrument No. 20100628-0050074 Register's Office for Davidson County, Tennessee, dated June 25, 2010 and recorded on June 28, 2010.

Julius R. Smith, ill having since married. The above described property has never been the principal marital residence of Julius R. Smith, III and wife, Brittany Smith.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page (s) 82 and 83, Register's Office for Davidson County, Tennessee.
- 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 20071030-0128067, which amends Instrument Number 20060627-0076772, as amended in Instrument Number 20061102-0136062, Instrument Number 20070623-10074138, Instrument Number 20070725-0088208, Instrument Number 20071030-0128067 and Instrument Number 20081031-0108684, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20060627-0076771, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3120 B Long Boulevard #208 , 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 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 the 4th DAY OF AUGUST, 2016.

Julius R. Smith, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIUS R. SMITH, III, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212