Davidson County DEEDWARR
Recvd: 02/15/07 11:03 3 pg
Fees:18.00 Taxes:1369.00
20070215-0019311

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of February, 2007.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Marcus F. Sciadini

2110 Acklen Ave. 105
Nashville, Tennessee 37212

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

104-12-C-105 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alliance Development, LLC hereinafter referred to as Grantors, hereby transfers and conveys to Marcus F. Sciadini, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Unit No. 105, VILLAGES AT ACKLEN II Condominiums, as established under Master Deed of record in Instrument No. 20051221-0152869, amended at Instrument No. 20060112-0004705, Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for a more complete and accurate description of said unit.

Being part of the same property conveyed to Alliance Development, LLC, a Tennessee Limited Liability Company by Warranty deed from John C. Dedert and wife, Ann Charvat, of record in Instrument No. 20050914-0110601, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES AT ACKLEN, II, of record in Instrument No. 20060112-0004705, but deleting any covenant, condition or restriction indicating a preference , limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c).

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAGES AT ACKLEN II Condominiums of record in Instrument No. 20051221-0152869, as amended by instruments of record in Instrument Nos. 20060112-0004705, 20061108-0139002, 20061115-0141802 and 20061227-0158825; and Instrument No. 20060526-0062317 with Revocation on the Master Deed recorded in Instrument No. 20061108-0139001; also 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.

Lease Agreements recorded in Instrument Nos. 20051026-0129448 and 20060526-0062316, said Register's Office.

Urban Renewal Plan of record in Book 10737, page 558, said Register's Office.

Rights or claims of parties in possession not shown by the public records.

Easements, liens or encumbrances, or claims thereof, not shown by the public records.

Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by public records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law not shown by public records.

Any adverse claim to any portion of said land which has been created by artificial means or has created to any such portion so created and riparian rights, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2110 Acklen Ave. #105, Nashville, TN 37212.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 9th day of February, 2007.

Alliance Development, LLC

By: William A. Watson
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, William A. Watson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained, and who further acknowledged that he is the Chief Manager of Alliance Development, LLC, a limited liability company, and that he is authorized by Alliance Development, LLC to execute this instrument on its behalf.

Witness my hand and official seal this 9th day of February, 2007.

Notary Public

My Commission Expires: 10/10/09

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

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