Davidson County DEEDWARR
Recvd: 07/19/07 10:12 2 pgs
Fees:13.00 Taxes:1398.60
20070719-0085839

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of July, 2007.

Notary Public

My Commission Expires: 9-19-09

SONYA SULLIVAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

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:
SMB 103, LLC, a Florida limited liability company

2110 Acklen Ave. #103
Nashville, Tennessee 37212

SEND TAX BILLS TO:
NEW OWNER
ATTN: Alison Miller
150 West Flagler St. Ste. 2200
Miami, FL 33130

MAP-PARCEL NUMBERS:

104.12-0C-103.00 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 SMB 103, LLC, a Florida limited liability company, 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. 103 of the Horizontal Property Regime for the Villages at Acklen, as created by that certain Master Deed of record in Instrument No. 20051221-0152869 as amended in Instrument Nos. 20060112-0004705, 20061108-0139002, 20061115-0141802, 20061227-0158825, and 20070621-0074025, Register's Office of Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being part of the same property conveyed to Alliance Development, LLC by deed from Mary M. Gourley of record in Instrument 20050914-0110599, 20051228-0155627 and 20050914-0110601, Register's Office for Davidson County, Tennessee.

270601487

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Master Deed of record in Instrument No. 20051221-0152869, as amended in Instrument Nos. 20060112-0004705, 20061108-0139002, 20061115-0141802, 20061227-0158825, and 20070621-0074025 , Register's Office of said County.

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. #103, 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 12th day of July, 2007.

Alliance Development, LLC

By: William A. Watson, 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, upon oath, acknowledged that he executed the within instrument for the purposes 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 12th day of July, 2007.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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