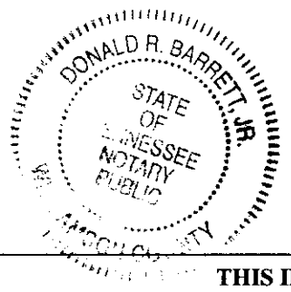
File No. 270800108

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/17/07 10:24 2 pgs
Fees:13.00 Taxes:765.90
20071217-0144391

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam J. Smolka	NEW OWNER	104-12-OC-307.00 CO
(NAME)	(NAME)	
2114 Acklen Ave., #307		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Alliance Development, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adam J. Smolka, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 307 on the Plan of Villages at Acklen, a Horizontal Property Regime, with a Master Deed and By-Laws of record in Instrument No. 20051221-0152869, amended in Instrument No. 20060112-0004705, No. 20060526-0062317, No. 20061108-0139001, No. 20061108-0139002, No. 20061115-0141802, No. 20061227-0158825 and No. 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 Warranty deed from Mary M. Gourley of record in Instrument No. 20050914-0110599, Register's Office for Davidson County, Tennessee, and 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, said Register's Office and to Alliance Development, LLC by Warranty Deed from Andrew Dixon of record in Instrument No. 20051228-0155627, said Register's Office.

Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable.

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

Urban Renewal Plan of record in Deed Book 10737, Page 558, Register's Office for said County.

Leases of record in Instrument No. 20051026-0129448 and No. 20060526-0062316, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2114 Acklen Ave., #307, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 13th day of December, 2007.

Alliance Development, LLC

By:
Donald R. Barrett, Jr.
Its: Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donald R. Barrett, Jr., 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 Authorized Agent 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 at office this 13th day of December, 2007.

Commission expires: 1-20-09

Notary Public

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 270800108

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064