File No. 280801017

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/08 09:43 2 pgs
Fees:13.00 Taxes:1269.10
20080904-0090640

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00

Georgette L Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2008.

Ann M. Ledet
Notary Public

MY COMMISSION EXPIRES: 7/01/09
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Walker	NEW OWNER	104-12-OC-301.00 CO
(NAME)	(NAME)	
2114 Acklen Ave. #301		
(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 grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Robert A. Walker and spouse, Mary K. Walker,** 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:

A certain condominium apartment in Davidson County, TN, described as Unit No. 301 of Villages at Acklen, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown as Exhibit "B-l" in the Fourth Amendment to the Master Deed of record in Instrument No. 20061227-0158825, together with a percentage interest in the common elements and voting percentage, said Register's Office, and described in a Master Deed recorded in Instrument No. 20051221-0152869 as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825 and Instrument No. 20070621-0074025, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Villages at Acklen, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20051221-0152869 as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825 and Instrument No. 20070621-0074025, and By-Laws appended thereto as Exhibit D, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being part of the property conveyed to Alliance Development, LLC, by deed from Andrew Dixon, unmarried, dated December 20, 2005, of record in Instrument No. 20051228-0155627, Register's Office for Davidson County, TN.

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. #301, 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 my hand this 29th day of August, 2008.

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 29th day of August, 2008.

Commission expires: 1-20-09

Notary Public

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 280801017

RETURN TO: