WARRANTY DEED

SANDRA GOLDEN-WOODS Notary Public At Large DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00

Kimmey Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2008.

Sandra Golden-Woods
Notary Public

MY COMMISSION EXPIRES: November 22, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Horlacher	Met Life Bank, NA	75-7-211.00
(NAME)	(NAME)	
724/726 Rachels Trails	P.O. Box 198033	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Alliance Property Group, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tammie R. Horlacher and Husband, Michael P. Horlacher

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEING Lot 36 of Rachel's Square, Section Two, as shown on the Amendment and Revision of Rachel's Square, Sections One and Two, of record in Plat Book 6250, page 538 through 543, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Alliance Property Group, LLC by Quitclaim Deed from Denise Sue Rice, an unmarried person, of record in Instrument No. 20060216-0018829, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/18/08 10:14 3 pgs
Fees:18.00 Taxes:479.15
20080918-0095268

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 724/726 Rachels Trails, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 5th day of September, 2008.

Alliance Property Group, LLC

By: Denise Rice
Denise Sue Rice

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the Stare and County aforesaid, personally appeared , Denise Sue Rice with whom I am personally acquainted, and upon oath, acknowledged herself to be the a Member of Alliance

Property Group, LLC, the within named bargainor, and Limited Liability Company, and that she as such Member , being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by the said Member as such Alliance Property Group, LLC

Witness my hand and official seal at Nashville, Tennessee this 5th day of September, 2008.

Commission expires: November 22, 2010

Sandra Golden-Woods Notary Public

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Tammy Duncan, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 1/23/2011

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

280100842