Davidson County DEEDWARR
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Fees:13.00 Taxes:1283.90

20081001-0099895

File No. 280900313

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(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
Patricia R. Rogers	NEW OWNER	91-16-C-001.00 CO
(NAME)	(NAME)	
4412A Dakota Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, **Alliance Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Patricia R. Rogers, an unmarried woman**, 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. A, as shown by Master Deed and By-Laws for Dakota at 45th, a Horizontal Property Regime (with private elements), of record in Instrument No. 20070808-0095098 amended and restated in Instrument No. 20071009-0119950 and Instrument No. 20071018-0123638, Register's Office of Davidson County, Tennessee, to which 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 dated February 7, 2007 from Lisa Ferris of record in Instrument No. 20070216-0019710, Register's Office for Davidson County, Tennessee.

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

Subject to all matters as set forth on the plat of record in Plat Book 57, Page 103, Register's Office of said County.

Master Deed of record in Instrument No. 20070808-0095098, Instrument No. 20071009-0119950 and Instrument No. 20071018-0123638, 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 4412A Dakota Ave., Nashville, TN 37209
(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 26th day of September, 2008.

Alliance Development, LLC, a Tennessee Limited Liability Company

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 Tennessee 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 26th Day of September, 2008.

Commission expires: 1-20-09

Notary Public

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 280900313

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212