File No. 280900315

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/08 08:26 2 pg
Fees:13.00 Taxes:1339.40
20081017-0104326

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

LYNDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

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
Lyndia B. McGee	NEW OWNER	104-1-C-002.00 CO
(NAME)	(NAME)	
143 40th Ave. N., Unit B		
(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, I, **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 **Lyndia B. McGee, 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. B on the Plan of Utah at 40th, A Horizontal Property Regime (with private elements) of record in Instrument No. 20071009-0119960, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Alliance Development, LLC by Deed dated July 31, 2007 from Joan Marelle Means and John Gary Smith of record in Instrument No. 20070802-0091897, Register's Office for Davidson County, Tennessee.

Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth in the Master Deed and By-Laws of record in Instrument No. 20071009-0119960 and as amended in Instrument No. 20071018-0123639, Register's Office of 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 143 40th Ave. N., Unit B, 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 10th day of October, 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 10th day of October, 2008.

Commission expires:

1-20-09

_____
Notary Public

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 280900315
RETURN TO: