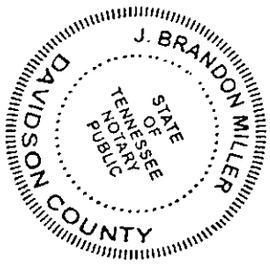
File No. 281100178

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Carmen Coats
Affiant

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

J. Brandon Miller
Notary Public

MY COMMISSION EXPIRES: 11-22-10

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 11/26/08 16:24 2 pgs
Fees:13.00 Taxes:1369.00
20081126-0116098

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonja Thaler	ORNL Federal Credit Union	104-01-OC-00-1.00 CO
(NAME)	(NAME)	
141 40th Ave. N., Unit A Formerly 4000 Utah Ave., Unit A	P.O. Box 365	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Oak Ridge, TN 37831-0365	
(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 Sonja Thaler, unmarried, and Jason A. Rye, 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 A, as shown on Exhibit B of the Master Deed and By-Laws for Utah at 40th, a Horizontal Property Regime, with private elements, record in Instrument No. 200710090119960, as amended in Instrument No. 200710180123639, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

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

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

Subject to all matters as set forth by Master Deed and By-Laws of record in Instrument No. 200710090119960, as amended in Instrument No. 200710180123639, Register's Office of said County.

Subject to all matters as set forth on the plat of record in Plat Book 332, Page 61, Register's Office of said County.

Subject to rights of others in and to the common areas and/or elements.

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 141 40th Ave. N., Unit A, Nashville, TN 37209
Formerly 4000 Utah Ave., Unit A, 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 November, 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 November, 2008.

Commission expires: 1-20-09

_____
Notary Public

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 281100178
RETURN TO: