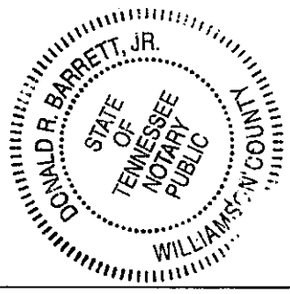
File No. 291100482

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/31/13

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100000556 DEEDWARR
Recvd: 01/05/10 11:18 2 pgs
Fees:13.00 Taxes:447.70

20100105-0000752

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Darnell	NEW OWNER	163020C31100
(NAME) 1382 Rural Hill Road, #311	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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 **Amy Darnell, a single 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:

Land in Davidson County, Tennessee, being Unit No. 311, as shown on the plan of Autumn Ridge Townhomes, Phase 2, filed as Exhibit A to, and established by the Master Deed for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533 and amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, to which reference is hereby made for a more complete and accurate description of said Unit.

Being part of the same property conveyed to COLEMAN LAKE PARTNERS LLC by deed from BARBARA A. MCCALL FKA BARBARA ANNETTE KING AND TONY M. MCCALL of record in Instrument No. 20050218-0018753 on 02/17/2005 and filed for record on 02/18/2005, Register's Office for DAVIDSON County, Tennessee. Said deed was rerecorded in Instrument No. 20050413-0041301, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ALLIANCE DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from JAMES ANDREW LAYNE of record in Instrument No. 20060607-0067579 on 06/05/2006 and filed for record on 06/07/2006, Register's Office for DAVIDSON County, Tennessee.

Master Deed and By-Laws filed for record in Instrument No. 20060404-0038533, and amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803, and Instrument No. 20080108-0002295, said Register's Office.
Temporary Construction Easement of record in Book 9340, Page 316, said Register's Office.
Temporary Construction Easement of record in Book 9392, Page 520, said Register's Office.
Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20040910-0109391, said Register's Office.
Storm water Detention Agreement Easement of record in Instrument No. 20050414-0041609, said Register's Office.
Sanitary Sewer/Water and/or Storm Drainage Easement of record in Instrument No. 20050509-0052192, said Register's Office.
Sanitary Sewer/Water and/or Storm Drainage Easement of record in Instrument No. 20050509-0052194, said Register's Office.
Sanitary Sewer/Water and/or Storm Drainage Easement of record in Instrument No. 20050509-0052195, said Register's Office.
Storm water Detention Agreement Easement of record in Instrument No.20070723-0087024, said Register's Office.
Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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 1382 Rural Hill Road, Unit #311, Antioch, TN 37013

(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 29th day of December, 2009.

Alliance Development, LLC

By:
Donald R. Barrett, Jr.
Its: Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald R. Barrett, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 December, 2009.

Commission expires:

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 291100482

RETURN TO: