File No. 291000131

WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2009

Notary Public

MY COMMISSION EXPIRES: 6-5-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/07/10 11:03 3 pgs
Fees:18.00 Taxes:436.60
20100107-0001544

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Gaddis	WR Starkey Mortgage, LLP	
(NAME)	(NAME)	
1382 Rural Hill Road 301	5055 W. Park Blvd. #300	163020C30100CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Plano, TX 75093	
(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 **Gary Gaddis, an unmarried man**, 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. 301, 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 FORMERLY KNOWN AS 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.

Being part of the same property conveyed to COLEMAN LAKE PARTNERS LLC by deed from BARBARA A. MCCALL FORMERLY KNOWN AS BARBARA ANNETTE KING AND TONY M. MCCALL of record in Instrument No. 20050413-0041301 on 02/17/2005 and filed for record on 04/13/2005, Register's Office for DAVIDSON County, Tennessee.

Being part of 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.

This conveyance is subject to: (1) Davidson County Taxes for the year 2010 and subsequent years, a lien, not yet due and payable; (2) Master Deed and By-Laws as shown of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295; (3) Temporary Construction Easement of record in Book 9340, Page 316 and Book 9392, Page 520; (4) Sanitary Sewer and/or Storm Drainage Easements of record in Instrument No. 20040910-0109391, Instrument No. 20050509-0052192, Instrument No. 20050509-0052195 and Instrument No. 20050509-0052194; (5) Storm water Detention Agreement Easement of record in Instrument No. 20050414-0041609 and Instrument No. 20070723-0087024, 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 1382 Rural Hill Road 301, 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 31st 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 31st day of December, 2009.

Commission expires: 11-21-2012

Notary Public

Tonja Barron
State of Tennessee
Notary Public
Williamson County

My commission expires November 21, 2012

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am 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.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

