File No. 291100020

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-23-13

(AFFIX SEAL)

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100002519 DEEDWARR
Recvd: 01/13/10 14:18 2 pgs
Fees:13.00 Taxes:677.10
20100113-0003301

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
Tyisha J. Walker	NEW OWNER	034070B02200CO
(NAME)	(NAME)	
2501 Val Marie Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 **Tyisha J. Walker and Dwayne A. Walker, wife and husband**, hereinafter called the grantee(s), THEIR 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 all of Lot No. 22 on the Plan of the Cluster-Lot Subdivision of Enclave at Twin Hills, of record in Instrument 20071221-0146647 and Instrument 20080117-0005451, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Alliance Development, LLC, by deed from Glenn F. Nabors and wife, Nancy A. Nabors, of record in Instrument 20050907-0107701, dated September 2, 2005 and filed for record on September 7, 2005, Register's Office for Davidson County, Tennessee.

Davidson County Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth on the plat of record in Instrument 200712210146647 and Instrument 200801170005451, said Register's Office.

Restrictions of record in Instrument 200807210074557, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 6861, Page 948, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 20060104-0001185, said Register's Office.

Agreement to Obtain Release of Hold on Building Permit of record in Instrument 20090922-0088126, said Register's Office.

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 2501 Val Marie Drive, Madison, TN 37115
(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), THEIR 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), THEIR 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 31 day of Dec, 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 his oath acknowledged himself to be the Authorized Agent, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal this 31 day of Dec, 2009.

My Commission Expires:

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 291100020

RETURN TO: