(2)

File No. 291100479

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Savana D. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100005322 DEEDWARR
Recvd: 01/27/10 11:37 2 pgs
Fees:13.00 Taxes:434.75

20100127-0006887

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
Savana D. Thomas	NEW OWNER	163020C31500
(NAME)	(NAME)	
1382 Rural Hill Road, Unit #315		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 **Savana D. Thomas, UNMARRIED,** hereinafter called the grantee(s), HER 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. 315, 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 20060404-0038533 and amended in Instruments 20060419-0045063, 20061115-0141803 and 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, reference to which is hereby made for a more complete and detailed description.

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 20060607-0067579 on 06/05/2006 and filed for record on 06/07/2006, 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 FKA Barbara Annette King and Tony M. McCall of record in Instrument 20050218-0018753, rerecorded in Instrument 20050413-0041301, on 02/17/2005 and filed for record on 02/18/2005, Register's Office for Davidson County, Tennessee.

Coleman Lake Partners, LLC is now known as Alliance Development, LLC, a Tennessee limited liability company

Master Deed and By-Laws filed for record in Instrument 20060404-0038533, Amended in Instrument 20060419-0045063, Instrument 20061115-0141803, Instrument 20080108-0002295, said Register's Office.
Temporary Construction Easement to Nashville of record in Book 9340, Page 316, said Register's Office.
Temporary Construction Easement to Nashville of record in Book 9392, Page 520, said Register's Office.
Sanitary Sewer and/or Storm Drainage Easement to Nashville of record in Instrument 20040910-0109391, said Register's Office.
Stormwater Detention Agreement Easement to Nashville of record in Instrument 20050414-0041609, said Register's Office.
Sanitary Sewer/Water and/or Storm Drainage Easement to Nashville of record in Instrument 20050509-0052192, said Register's Office.
Sanitary Sewer/Water and/or Storm Drainage Easement to Nashville of record in Instrument 20050509-0052194, said Register's Office.

Sanitary Sewer/Water and/or Storm Drainage Easement to Nashville of record in Instrument 20050509-0052195, said Register's Office.
Stormwater Detention Agreement Easement to Nashville of record in Instrument 20070723-0087024, said Register's Office.
County of Davidson 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 #315, 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), HER 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), HER 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 21st day of January, 2010.

Alliance Development, LLC

By:

Attest:

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 21st day of January, 2010.

Commission expires:

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 291100479

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027