(1)

File No. 210050387

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JUNE, 2010.

Notary Public

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

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

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
Tatiana L. Frazier	NEW OWNER	163020C32900
(NAME)	(NAME)	
1382 Rural Hill Road #329		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100039651 DEEDWARR
Recvd: 06/29/10 14:29 2 pgs
Fees:13.00 Taxes:421.80
20100629-0050804

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 Homebuilding Group, LLC, a Tennessee Limited Liability Company,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Tatiana L. Frazier, 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. 329 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 Units as set forth in said Master Deed, reference to which 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, dated 02/17/2005 and filed for record on 02/18/2005 in Instrument No. 20050218-0018753, Register's Office for DAVIDSON County, Tennessee. Said Deed of Trust was re-recorded in Instrument No. 20050413-0041301, said Register's Office.

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

Being part of the same property conveyed to ALLIANCE HOMEBUILDING GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Deed from ALLIANCE DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated 01/21/2010 and filed for record on 01/27/2010 in Instrument No. 20100127-0006889, 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.

All matters set out in Warranty Deed including but not limited to an easement of record in Book 9340, Page 316, said Register's Office.

All matters set out in Warranty Deed including but not limited to an easement of record in Book 9392, Page 520, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Instrument No. 20040910-0109391, said Register's Office.

Storm water Detention Agreement of record in Instrument No. 20050414-0041609, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances Easement of record in Instrument No. 20050509-0052192, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances Easement of record in Instrument No. 20050509-0052194, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances Easement of record in Instrument No. 20050509-0052195, said Register's Office.

Storm water Detention Agreement of record in Instrument No. 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 #329, 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 24th day of June, 2010.

Alliance Homebuilding Group, LLC

By: _____

Donald R. Barrett, Jr.

Its: Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald R. Barrett, Jr. with whom I am personally acquainted and who proved himself to be the Authorized Agent of Alliance Homebuilding Group, LLC, a Tennessee Limited Liability Company, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 24th day of June, 2010.

Commission expires:

_____

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 210050387

RETURN TO: