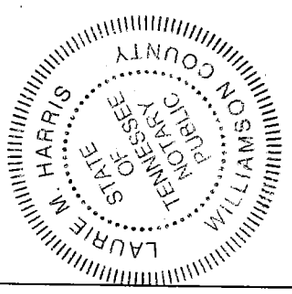
File No. 210070474

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-10-2012

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/03/10 13:38 3 pgs
Fees:18.00 Taxes:377.40
20100903-0070359

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
Tiffany J. Birchfield	First Community Mortgage	163-02-0C-313.00CO
(NAME)	(NAME)	
1382 Rural Hill Rd. #313	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, F/K/A Coleman Lake Partners, LLC,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Tiffany J. Birchfield, a single person**, 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. 313, on the plan of Autumn Ridge Town Homes, Phase 2, filed as Exhibit to and established by, the Master Deed of record in Instrument No. 20060404-0038533, 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, L.L.C. by Deed dated February 17, 2005, filed of record on February 18, 2005, from Barbara A. McCall, formerly known as Barbara Annette King, and Tommy M. McCall, of record in Instrument No. 20050218-0018753 and re-recorded in Instrument No. 20050413-0041301, Register's Office for Davidson County, Tennessee.

And being part of the same property conveyed to Alliance Development, LLC, a Tennessee limited liability company by deed dated June 5, 2006, filed of record on June 7, 2006, from James Andrew Layne, of record in Instrument No. 20060607-0067579, Register's Office for Davidson County, Tennessee.

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

Master Deed as shown of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, said Register's Office.

Declaration of Covenants, Conditions, Restrictions 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, said Register's Office.

Storm Water Detention Agreement as shown of record in Instrument No. 20050414-0041609 and Instrument No. 20070723-0087024, said Register's Office.

Easements as shown of record in Instrument No. 20050509-0052192, Instrument No. 20050509-0052149 and Instrument No. 20050509-0052195, 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 1382 Rural Hill Rd. #313, 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 1st day of September, 2010.

Alliance Development, LLC

By: _____

William A. Watson

Its: Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, William A. Watson, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of Alliance Development, LLC f/k/a Coleman Lake Partners, LLC, the within bargainor, a Tennessee limited liability company, and that he as such, executed the forgoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand at office this 1st day of September, 2010.

Commission expires:

_____ Notary Public

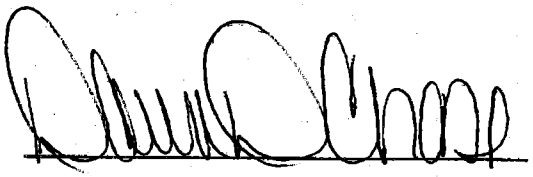
Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 210070474

RETURN TO:

I, Dawn Chase do hereby make oath that I am a licensed attorney and/or 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.

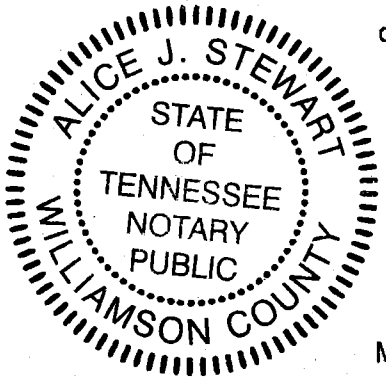


Signature

State of IN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Alice J Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).