WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/22/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Gerald Snyder	New Owner	163020C31900CO
(NAME) 1382 Rural Hill Rd #319	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **Alliance Homebuilding Group, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David Gerald Snyder, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 319, on the plan of Autumn Ridge Town Homes, Phase 2, filed as Exhibit B 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, 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 was rerecorded in Instrument No. 20050413-0041301.

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.

This conveyance is made subject to the following:

BILL GARRETT, Davidson County
Trans:T20110014219 DEEDWARR
Recvd: 03/09/11 11:34 2 pgs
Fees:13.00 Taxes:329.30
20110309-0018850

(1)

Master Deed and By-Laws of record in Instrument No. 20060404-0038533, and as amended of record in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803, Instrument No. 20080108-0002295, said Register's Office.
Right of Way Easement to American Telephone & Telegraph Company of record in Book 1207, Page 532, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20040910-0109391, said Register's Office.
Stormwater Detention Agreement Easement 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 of record in Instrument No. 20050509-0052192, Instrument No. 20050509-0052194, and Instrument No. 20050509-0052195, said Register's Office.
Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 163020C31900CO

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, 319, ANTIOCH, TN 37013-1949
(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/or 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/or 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 my hand this 3rd day of March 2011

Alliance Homebuilding Group, LLC, a Tennessee limited liability company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William A. Watson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Chief Manager of Alliance Homebuilding, LLC, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of March, 2011.

Notary Public
My Commission Expires:

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

File No.: 01288-1692
SMG TN Warranty Deed