WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2011

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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
Carrie Parliment	same address	163020C33100CO
(NAME)	(NAME)	
1382 Rural Hill Rd	as new owner	
(ADDRESS)	(ADDRESS)	
Unit 331		
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, **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 Carrie Parliment and Justin Parliment, wife and husband, 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 331 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 Unit 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, FKA Barbara Annette King and Tony M. McCall, dated 02/17/2005 and filed for record on 02/18/2005 in Instrument 20050218-0018753, and rerecorded in Instrument No. 20050413-0041301, Register's Office for Davidson County, Tennessee.

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.

BILL GARRETT, Davidson County
Trans:T20110018474 DEEDWARR
Recvd: 03/30/11 10:07 2 pgs
Fees:13.00 Taxes:368.15

20110330-0024333

File No.: 01288-1699
SMG TN Warranty Deed

This conveyance is made subject to the following:

Master Deed of record in Instrument No. 20060404-0038533, and as amended of record in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803, and Instrument No. 20080108-0002295, said Register's Office.
Easement Contained in Warranty Deeds to Metro Government of Nashville of record in Book 9340, Page 316 and Book 9392, Page 520, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage to Metro Government of Nashville of record in Instrument No. 20040910-0109391, Instrument No. 20050509-0052192, Instrument No. 20050509-0052194, and Instrument No. 20050509-0052195, said Register's Office.
Stormwater Detention Agreement to Metro Government of Nashville of record in Instrument No. 20050414-0041609, Instrument No. 20070723-0087024, said Register's Office.
County of DAVIDSON taxes for the year 2011 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, 331, 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 15th 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 Dennis R Bryant 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 Authorized Agent of Alliance Homebuilding Group, LLC, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2011.

Notary Public
My Commission Expires:

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

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