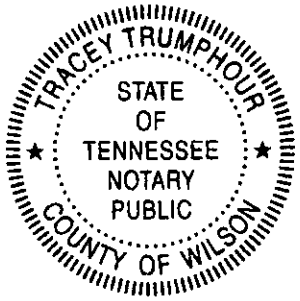
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alliance Homes, Inc.	Alliance Homes, Inc.	06304001700
(NAME)	(NAME)	
2241 Locust Grove Road	2241 Locust Grove Road	
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090	Lebanon, TN 37090	
(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, **Ferrell Realty, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Alliance Homes, Inc.**, 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 LOCATED IN THE 11TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AT THE NORTHEAST CORNER OF CLIFTON COURT AND PAULA DRIVE, SAID LAND BEING A PART OF LOT 17, CLIFTON PLACE (BOOK 2854, PAGE 86 R.O.D.C., TN.) DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 10-25-11 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S.# 1838) AS FOLLOWS: BEGINNING AT AN IRON ROD (NEW) ON THE EASTRLY MARGIN OF CLIFTON COURT, SAID ROD BEING THE COMMON FRONT CORNER OF LOTS 17 & 18, CLIFTON PLACE (BOOK 2854, PAGE 86 R.O.D.C., TN.) WHICH IS LOCATED S 21¼14'34" W 240.0 FEET FROM AN IRON ROD (OLD), A POINT OF CURVATURE LOCATED IN LOT 20 OF SAID CLIFTON PLACE , SAID LOT 18 BEING OWNED BY APRIL SMITH (INSTRUMENT # 20090925-0089465 R.O.D.C., TN.) ; THENCE WITH THE LINE BETWEEN SAID LOT 17 & 18 S 68¼18'17" E 125.00 FEET TO AN IRON ROD (NEW) AT THE COMMON REAR CORNER OF SAID LOTS 17 & 18 IN THE WESTERLY LINE OF LOT 2, LAUREL HEIGHTS SUBDIVISION (BOOK 3600, PAGE 44 R.O.D.C., TN. OWNED BY STEVEN J. ALLEN & ELIZABETH C. ALLEN (INSTRUMENT # 20090625-0059509 R.O.D.C., TN.); THENCE WITH SAID LOT 2 S 21¼14'34" W 60.00 FEET TO AN IRON ROD (NEW) ON THE NORTHERLY MARGIN OF PAULA DRIVE (40' WIDE R.O.W.); THENCE WITH SAID MARGIN, SEVERING SAID LOT 17, N 68¼18'17" W 125.00 FEET TO AN IRON ROD (NEW) AT THE NORTHEAST R.O.W. INTERSECTION OF SAID PAULA DRIVE & CLIFTON COURT; THENCE WITH THE EASTERLY MARGIN OF SAID CLIFTON COURT N 21¼14'34" E 60.00 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT CONTAINING 7500.00 SQ. FT. OR 0.17 ACRES MORE OR LESS.

BILL GARRETT, Davidson County
Trans:T20110067742 DEEDWARR
Recvd: 10/28/11 13:47 2 pgs
Fees:13.00 Taxes:37.00

20111028-0084071

Being the same property conveyed to Ferrell Realty LLC by Deed from Paul M. Ferrell, William C. Ferrell, Claude L. Ferrell Jr. and Laura M. Beard, dated 02/26/1997 and filed for record on 04/08/1997 in Book 10409, Page 293, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2854, Page 86, said Register's Office.

All matters set out in document including but not limited to an easement of record in Book 965, Page 107, said Register's Office.

No insurance is afforded as to the exact amount of acreage contained in the property described herein.

This conveyance is subject to any and all existing easements and restrictions of record.

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 0 Clifton Court, Old Hickory, TN 37138

(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 26th day of October, 2011.

FERRELL REALTY, LLC

Paul M. Ferrell manager

Paul M. Ferrell
Manager

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul M. Ferrell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Manager the within named bargainor, a Tennessee Limited Liability Company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Paul M. Ferrell, as such Manager.

Witness my hand and official seal at office at Mt Juliet, Tennessee, this 26th day of October, 2011.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
STEWART TITLE
13026 Lebanon Rd. Ste. 100
Mt. Juliet, TN 37122

File No.: 01288-5561
SMG TN Warranty Deed