WARRANTY DEED

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **June, 2012**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawna Fellows	American Mortgage Service Company	06304001700
(NAME)	(NAME)	
97 Paula Dr	11503 Springfield Pike, Cincinnati, OH	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Cincinnati OH 45246	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alliance Homes Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shawna Fellows**, _____hereinafter called the Grantees, their heirs and 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 RODC, TN) described according to a boundary survey dated 10-25-11 by Campbell, McRae & Associates, Surveying, Inc. (John Hood TN RLS #1838) as follows:

Beginning at an iron rod (new) on the Easterly margin of Clifton Court, said rod being the common front corner of Lots 17 & 18, Clifton Place (Book 2854, page 86 RODC, TN) which is located S 21 ¼ 14' 34" W 240.00 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 RODC, TN); thence with the line between said Lot 17 & 18 S 68 ¼ 18' 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 RODC, TN) owned by Steven J. Allen & Elizabeth C. Allen (instrument # 20090625-0059509 RODC TN) THENCE WITH SAID Lot 2 S 21 ¼ 14' 34" W 60.00 feet to an iron rod (new) on the northerly margin of Paula Drive (40' wide ROW); thence with said margin, severing said Lot 17, N 68 ¼ 18' 17" W 125.00 feet to an iron rod (new) at the northeast ROW intersection of said Paula Drive & Clifton Court; thence with the Easterly margin of said Clifton Court N 21 ¼ 14' 34" E 60.00 feet to the point of beginning the described tract containing 7500.00 SQ feet or 0.17 acres more or less.

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 February 26, 1997 and filed of record on April 8, 1997 in Book 10409, page 293, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Alliance Homes, Inc. by Warranty Deed from Ferrell Realty, LLC, dated October 26, 2011 and filed on October 28, 2011 in Instrument Number 20111028-0084071, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120050199 DEEDWARR
Recvd: 07/09/12 11:04 2 pgs
Fees:13.00 Taxes:525.40
20120709-0059993

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 97 Paula Dr, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their 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 **15th** day of **June, 2012**

Alliance Homes Inc. by David C. Braunscheidel, Secretary

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named David C. Braunscheidel, whom I am personally acquainted and who upon his oath acknowledged himself to be the Secretary of Alliance Homes Inc., and that he being authorized to do so in his capacity as Secretary, executed the foregoing instrument for the purpose therein contained by signing on behalf of Alliance Homes, Inc.

Witness my hand and official seal, this **15th** day of **June, 2012**

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY