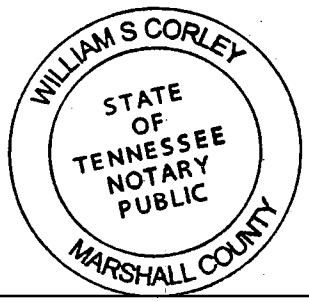
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/29/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Allen Lesser & Patricia Renee Lesser Revocable Trust dated August 8, 2008	NEW OWNER(S)	081160R00200CO
(NAME) 1017B Monroe Street	(NAME) 635 Goodhill Rd.	Karen Johnson Davidson County Batch# 229147 DEEDWARR 05/13/2019 11:21:30 AM 3 pgs Fees: $18.00 Taxes: $1,831.50 20190513-0044640
(ADDRESS) Nashville, TN 37208	(ADDRESS) Kentfield, CA 94904	
(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 Home Builders, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto James Allen Lesser & Patricia Renee Lesser, Trustees of the James Allen Lesser and Patricia Renee Lesser Revocable Trust dated August 8, 2008, hereinafter called the GRANTEE(S), and/or its 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 B on the plan of 1017 Monroe a Planned Unit Development, a Horizontal Property Regime hereunder, by a Declaration of Covenants, Conditions and Restrictions for 1017 Monroe, a Planned Unit Development of record in Instrument No. 201801030000986 and Restrictive Covenant for Detached Structure record in Instrument No. 201811160113001 for in the Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto. for a more complete identification and description of such Unit.

Being part of the same property conveyed to Alliance Home Builders, LLC, a Tennessee limited liability company by Warranty Deed from Jun Yen Zhang, unmarried, dated November 01, 2017 and recorded November 03, 2017 of record in Deed Instrument No. 20171103-0113096, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Book 21, Page 23, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20180103-0000986 and Instrument No. 20181116-0113001, Register's Office for Davidson County, Tennessee.

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 ☒ 1017B Monroe Street, Nashville, TN 37208

(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), his/her/their 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), his/her/their 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.

Effective the 19th day of April, 2019 .

Alliance Home Builders, LLC

By:_____
Ryan Durr
Its: Sole Member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ryan Durr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of Alliance Home Builders, LLC, a Tennessee limited liability company and that he is authorized to execute this instrument on its behalf.

Witness my hand and Official seal this 19th day of April, 2019.

_____
Notary Public:
My Commission Expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda J. Arthur
Notary's Signature

My Commission Expires: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires