Davidson County DEEDWARR
Recvd: 12/15/04 14:07 3pgs
Fees:18.00 Taxes:451.49
20041215-0149237

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,025.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of December, 2004.

Notary Public

My Commission Expires: 11-22-05

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

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kathy J. Anderson
1985 Nashboro Boulevard
Nashville, Tennessee 37217

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
135-12-0-C-007.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gallardia Properties, LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **Kathy J. Anderson, an unmarried woman,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Unit No. 7 on the plan of Horizontal Property Regime Plat, Nashboro Village-Tract 13, of record in Instrument No. 20021230-0161681, Register's Office of Davidson County, Tennessee, reference to said plan being hereby made for a more complete description thereof.

Being part of the same property conveyed to Gallardia Properties, LLC by Quitclaim Deed from Vastland Nashboro Development, LLC , a Tennessee limited liability company of record in Instrument No. 20040805-0094230, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 4660, page 158, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4827, Page 14, Register's Office for Davidson County, Tennessee.

By-Laws of Parkside Villas Homeowner's Association, Inc. of record in Instrument No. 20021211-0152727, as amended and replaced with the name Lakeside Villas Homeowner's Association, Inc. of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.

Easement of record in Book 8870, Page 887, and 932, and in Instrument No. 20021205-0150029, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4868, Page 74, Book 4815, page 425, and Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10110, Page 854, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4460, Page 149-151, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.

Subject to Judgement of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions for Parkside Villas Homeowner's Association, Inc. of record in Instrument No, 20021211-0152726, as amended and replaced with the name Lakeside Villas Homeowner's Association, Inc., of record in Instrument # 20031008-0149209, Register's Office for Davidson County, Tennessee.

Agreements of record in Instrument No, 20020507-0056329, Register's Office for Davidson County, Tennessee.

Subject to agreements contained in "License to use Fitness Center and Swimming Pools" of record in Instrument No, 20020507-0056329, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1985 Nashboro Boulevard, Nashville, Tennessee 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 14th day of December, 2004.

Gallardia Properties, LLC
BY: _____
Mack McClung
ITS: Chief Manager

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 Mack McClung, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged he executed the forgoing instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Gallardia Properties, LLC and that he is authorized by Gallardia Properties, LLC to execute this instrument on its behalf by himself as such Chief Manager.

Witness my hand and official seal this 14th day of December, 2004.

_____
Notary Public

My Commission Expires: 11.22.05

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