Davidson County DEEDWARR
Recvd: 01/05/05 14:33 3 pgs
Fees:18.00 Taxes:433.64
20050105-0001967

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,200.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of December, 2004.

Notary Public

JOAN M. FOOTE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

My Commission Expires: 2/18/2008 .

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:
Kevin Choate
1911 Nashboro Boulevard
Nashville, Tennessee 37217

SEND TAX BILLS TO: Union Planters Bank
7130 Goodlett FARms Parkways
Cordova, TN 38018

MAP-PARCEL NUMBERS:
135-12-0-C-044.00CO

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 **Kevin Choate** 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:

Land in Davidson County, Tennessee, being Unit No. 44, on the Plan of Nashboro Village, Tract 13, as of record in Instrument No. 20021230-061681, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

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. 20040213-0017357, Register's Office for Davidson County, Tennessee, dated February 12, 2004.

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.

Restrictions contained in an instrument of record in Book 4827, Page 14, and Subject to the 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.

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 No. 20031008-0149209, 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.

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

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

Easement for Metro Government 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 for Public Right of Way Dedication of record in Book 4460, page 149-151, Register's Office for Davidson County, Tennessee.

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

Subject to all matters on the Plat of record in Book 4660, page 158, Register's Office for Davidson County, Tennessee.

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

Rights of others in and to the common areas of and/or elements of Lakeside Villas.

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 GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1911 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 29th day of December, 2004.

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

11889-BP

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 and who proved himself to be the Chief Manager of Gallardia Properties, LLC, and who being authorized to do so acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2004.

Notary Public

My Commission Expires: 11.22.05

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