Davidson County DEEDWARR
Recvd: 05/24/05 09:35 2 pgs
Fees:13.00 Taxes:456.01
20050524-0058298

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,247.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of May, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05

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:
Adrian Fernadez
1947 Nashboro Boulevard
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
135-12-0-C-025.00 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 **Adrian Fernadez,** an unmarried man 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. 26 on the plan of a Horizontal Property Regime Plat, Nashboro Village-Tract 13, of record in Instrument No. 20021230-0161681, Register's Office for 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 Development, LLC, a Tennessee limited liabilty company of record in Instrument No. 20041021-0127072, 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.

That portion of the subject property which lied within the right of way of Nashboro Boulevard, Flintlock Court, and Longhunter Court, as dedicated in Plat Book 4660, page 73 (Longhunter) Tract (20) Plat Book 4660, page 74 (Flintlock Court) (Tracts 13, 14, and 15) and Plat Book 4460, page 140-151 (Nashboro Boulevard) (Tracts 3,13, 14, 15 and 27).

Easement of record in Book 6209, Page 538, Register's Office for Davidson County, Tennessee.

All matters shown on the survey of the Property, Survey Number 486-0202, dated 4/17/02 last revised 4/16/02, prepared by Jimmy C. Yates TN RLS #1597 of Wamble & Associates, PLLC, Surveyors, indicates the following:

(a) National Wetlands crossing in southerly portion.

(b) Easement for the flow of Hamilton Creek.

(c) The nature or extent of riparian rights.

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 2005, a lien not yet 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 1947 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 20th day of May, 2005.

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 that he executed the forgoing instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Gallardia Properties, LLC, a limited liability company, and that he is authorized by Gallardia Properties, LLC to execute this instrument on its behalf.

Witness my hand and official seal this 20th day of May, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 11/02/05

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