File No. 250500545

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/05 11:49 2 pgs
Fees:13.00 Taxes:449.15

20050531-0060908

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,392.00

Amy Beth Stroud
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/12/08

(AFFIX SEAL)

K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Ave South, Ste. 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Beth Stroud	Amy Beth Stroud	135-12-0-C 029.00 CO
(NAME)	(NAME)	
1941 Nashboro Blvd.		135-12-0C
(ADDRESS)	(ADDRESS)	029.00CO
Nashville, TN 37217	,	
(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,, Gallardia Properties, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amy Beth Stroud, a married woman, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 29, on the plan of a Horizontal Property Regime Plat, Nashboro Village- Tract 13, as shown by plat of record in Instrument No. 20021230-0161681 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Gallardia Properties LLC. by quitclaim deed from Vastland Nashboro Development, LLC., of record in Instrument No. 20011021-0127072 and re-recorded at Instrument No. 20041210-0147297, Register's Office for said County.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Instrument No. 20021230-0161681, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4827, Page 14, Book 5469, Page 840 and Book 7751, Page 907, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Easement to Metropolitan Government of Nashville and Davidson County, as shown of record in Deed Book 6209, Page 538, Register's Office for said County.

That portion of the subject property which lies within the right-of-way of Nashboro Boulevard, Flintlock Court and Longhunter Court of record in Book 4460, Pages 149-151, Register's Office for said County.

All matters shown on the survey of the Property, Survey No. 486-0202, dated April 17, 2002, last revised April 16, 2002, prepared by Jimmy C. Yates TN RLS #1597 of Wamble & Associates, PLLC, Surveyors, indicates the following:

30' Minimum Building Setback line
National Wetlands crossing in southerly portion
Drainage lines crossing in the westerly portion

Easement for the flow of Hamilton Creek
The nature or extent of riparian rights
ALL as more particularly shown on said survey

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 ☒ property, known as 1941 Nashboro Blvd., Nashville, TN 37217
(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 heirs and 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 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 26th day of May, 2005.

Gallardia Properties LLC.

By: _____
Mack McClung

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mack McClung with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge himself to be a Chief Manager of Gallardia Properties, LLC, the within named bargainer, a Limited Liability Company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Chief Manager.

Witness my hand at office this 26th day of May, 2005.

Commission expires: 11/2/05

_____
Notary Public

File Number: 250500545

RETURN TO:
Sidwell Title
121 First Ave South, Ste. 200
Franklin, TN 37064

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires