File No. 250500394

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/05 11:54 2 pgs
Fees:13.00 Taxes:463.14

20050531-0060911

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,172.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 11/2/05

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

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy L. Roberts	Wendy L. Roberts	134-12-0-C-028.00 CO
(NAME) 1943 Nashboro Blvd.	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS) ,	
(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 Wendy L. Roberts, an unmarried 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. 28, 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 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. 20041021-0127072, Register's Office for Davidson County, Tennessee.

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

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

Easement as shown of record in Deed Book 6209, Page 538, Register's Office for said County.

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 Court) (Tract 20), Plat Book 4660, page 74 (Flintlock Court) (Tracts 13, 14, and 15) and Plat Book 4460, pages 149 – 151 (Nashboro Boulevard) (Tracts 3, 13, 14, 15, and 27).

All matters shown on the survey of the Property, Survey No. 486-0202, dated 4/17/02 last revised 4/16/02, prepared by Jimmy C. Yates TN RLS #1597 of Wamble & Ass., PlLC, Surveyors, indicates the following:

30' Minimum Building Setback line
National Wetlands crossing in southerly portion
Drainage lines crossing in westerly portion
Easement for the flow of Hamilton Creek

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 1943 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: _____

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 he to be a Chief Manager of Gallardia Properties, LLC, the within named bargainer, a Limited Liability Company, and that himself 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: 250500394

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