File No. 250500547

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/05 12:50 2 pgs
Fees:13.00 Taxes:480.80
20050603-0063411

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,947.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2005.

Tonja Barron
Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

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
Steven Bruninga	Steven Bruninga	135-12-0-C-025.00 CO
(NAME) 1949 Nashboro Blvd.	(NAME) Same	
(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 Steven Bruninga, unmarried, 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. 25, Nashboro Village 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 Galardia Properties LLC. by deed from Vastland Nashboro Development LLC., of record in Instrument No. 20041021-0127072 and re-recorded in Instrument No. 20041210-0147297, Register's Office for said County, dated October 8, 2004.

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 1949 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 31st day of May, 2005.

Gallardia Properties, LLC

By: _____

Attest: _____

STATE of Tennessee
COUNTY of WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tommy Sidwell 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 closing agent of Gallardia Properties, LLC, the within named bargainer, a Limited Liability Company, and that he as such closing agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as closing agent.

Witness my hand at office this 31st day of May, 2005.

Commission expires: 1-20-09

_____
Notary Public

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 250500547

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