File No. 250500548

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/05 13:55 2 pgs
Fees:13.00 Taxes:461.88

20050610-0066838

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,832.86

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/2/05

(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
Christine M. Buch	Christine M. Buch	135-12-0-C-027.00 CO
(NAME) 1945 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 Christine M. Buch, 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 27, on the Plan of a Horizontal Property Regime Plat, Nashboro Village Tract - 13, 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. 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.

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

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and set forth in the Master Deed recorded in Book 4827, Page 14, Book 5469, Page 840 and Book 7751, Page 907, Register's Office of said County.

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 1945 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 8th day of June, 2005.

Gallardia Properties, LLC

By: _____

Attest: Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, K. Thomas Sidwell, with whom I am personally acquainted, and who proved himself to be the closing agent for Gallardia Properties, LLC and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein.

Witness my official seal this 8th day of June, 2005.

My Commission Expires:. 1-20-09

Tonja Barron
, Notary Public.

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 250500548
RETURN TO:
Sidwell Title
121 First Ave. South, Ste. 200
Franklin, TN 37064