This instrument prepared by:
The Home Closing Company, Inc.
214 Centerview Drive Suite 225
Brentwood, TN 37027
(615) 383-2099

Davidson County	DEEDWARR
Recvd: 11/03/05 11:44	3 pgs
Fees:18.00 Taxes:467.68	
20051103-0133140	

File No.: **05-4518**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Gallardia Properties, LLC., a Tennessee Limited Liability Company, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Mary E. Corley-Rucker, an unmarried individual, ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of loan located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Unit 8 on the Plan of Nashboro Village Tract 13, a Planned Unit Development, of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Vastland Nashboro Development, LLC., by Special Warranty Deed from WDN Properties, Ltd., dated May 3, 2002, of record in Instrument No. 20020507-0056328, and further conveyed to Gallardia Properties, LLC., by Quit Claim Deed from Vastland Nashboro Development, LLC., dated July 12, 2004, of record in Instrument No. 20040805-0094230, Register's Office for Davidson County, Tennessee.

This conveyance is made 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.

Parcel ID # **Map 135, Group 12C, Parcel 8CO**
☒ Improved OR
☐ Unimproved property located at: **1983 Nashboro Blvd, Nashville, TN 37217**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on the **31st** day of **October, 2005**.

Gallardia Properties, LLC.

By: Mack H. McClung
It's: Chief Manager

By:
It's:

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared _____ to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this the day of , .

Notary Public

My Commission Expires: _____

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Mack H. McClung, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Chief Manager of **Gallardia Properties, LLC.,** the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by him/herself as Chief Manager.

Witness my hand and Notarial Seal this the **31st** day of **October, 2005**.

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$126,400.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the **31st** day of **October**, **2005**.

Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

********** My Commission Expires MAR. 21, 2009

Owner's Name: **Mary E. Corley-Rucker**

and Address: **1983 Nashboro Blvd, Nashville, TN 37217**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Same