This instrument prepared by:
TrustLand Title & Escrow, LLC.
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

File No.: **06-1198**

Davidson County DEEDWARR
Recvd: 06/01/06 14:07 3 pgs
Fees:18.00 Taxes:481.00
20060601-0064564

CORPORATE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **May 26, 2006** by and between **Gallardia Properties, LLC., a Tennessee Limited Liability Company**, parties of the first part, and **Timothy H. Boyett, unmarried,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 24 ON THE PLAN OF A HORIZONTAL PROPERTY REGIME PLAT, NASHBORO VILLAGE-TRACT 13, OF RECORD AS INSTRUMENT NO. 20021230-0161681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO SAID PLAN BEING HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING A PART OF 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 BEING FURTHER CONVEYED TO GALLARDIA PROPERTIES, LLC., BY QUITCLAIM DEED FROM VASTLAND NASHBORO DEVELOPMENT, LLC., A TENNESSEE LIMITED LIABILITY COMPANY, DATED SEPTEMBER 8, 2005, OF RECORD IN INSTRUMENT NUMBER 20050913-0109984, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:

County taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NASHBORO VILLAGE-TRACT 13, as recorded in Instrument No. 20021230-0161681.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4827, Page 14 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20021211-0152726.

Terms and provisions of by-Laws of Parkside Villas Homeowner's Association, Inc. recorded in Instrument No. 20021211-0152727 amended at Instrument No. 20031008-0149209.

Easement for Cable Television, recorded in Instrument No. 20001012-0101575.

Public Right of Way Dedication recorded in Book 4460, Page 149.

Easement for Sanitary Sewers and/or Storm Drainage to Metro Government, recorded in Book 8870, Pages 887 and 932.

Easement for the benefit of the land as created by instrument recorded in Book 10110, Page 854, over the following property: Open Space.

Easement for flow of Hamilton Creek.

License to use Fitness Center and Swimming Pool recorded at Instrument No. 20020507-0056329.

Stormwater Detention Agreement recorded at Instrument No. 20021205-0150029.

Easement to BellSouth Telecommunications, Inc., recorded in Instrument No. 20041025-0128047.

Easement to Metro Government, recorded in Book 4815, Page 425 and Book 6209, Page 538.

Judgment of Declaration of Taking of J. Percy Priest Dam recorded in Book 4254, Page 410.

Note: All of the recording information contained herein refers to the Public Records of **Davidson** County, **TN**, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Records of said county, unless indicated to the contrary.

Parcel ID #: **Map 135, Group 12C, Parcel 24CO**
☒ Improved OR
☐ Unimproved property located at: **1951 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 our hands on the **26th** day of **May, 2006.**

Gallardia Properties, LLC.

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

State of **Tennessee**

County of **Davidson**

Before me, the undersigned of the State and County mentioned, personally appeared **Mack H. McClung** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Chief Manager** of **Gallardia Properties, LLC.,** the within named bargainor, a Limited Liability Company, and that such **Mack H. McClung**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the Limited Liability Company as **Chief Manager.**

Witness my hand and Seal at office on the **26th** day of **May, 2006.**

Notary Public

My Commission Expires: _____

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

State of **Tennessee**

County of **Davidson**

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 $130,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant POA

Subscribed and sworn to before me this **26th** day of **May, 2006.**

Notary Public

My Commission Expires: 9.19.09

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Timothy H. Boyett**

and Address: **1951 Nashboro Blvd., Nashville, Tennessee 37217**

Mail tax bills to, (Person or Agency responsible for payment of taxes):
CTX Mortgage Company
P.O. Box 650269
Dallas, TX. 75265-0269