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

File No.: **06-1356**

Davidson County DEEDWARR
Recvd: 09/05/06 12:20 2 pg
Fees:13.00 Taxes:480.28
20060905-0109193

CORPORATE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **August 21, 2006** by and between **Gallardia Properties, LLC., a Tennessee Corporation**, parties of the first part, and **Kimberly Dickerson, an unmarried individual,** 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:

Being Land in Davidson County, Tennessee, Unit 15, NASHBORO VILLAGE - TRACT 13, as shown on plat of record in Instrument No. 20021230-0161681, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Vastland Nashboro Development, LLC by Warranty Deed from WDN Properties, LTD of record in Instrument No. 20020507-0056328, Register's Office for Davidson County, Tennessee. Being further conveyed to Gallardia Properties, LLC by Quitclaim Deed from Vastland Nashboro Development, LLC, a Tennessee limited liability company of record in Instrument number 20060201-0012533, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: 1)Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NASHBORO VILLAGE - TRACT 13, as recorded in Instrument No. 20021230-0161681 , 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). 2)Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4827, Page 14 and Instrument Nos. 20021211-0152726 and 20031008-0149209 , 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). 3)Terms and provisions of by-Laws of Nashboro Village recorded in Instrument Nos. 20021211-0152727 and 20031008-0149209. 4)Easement for Cable TV, recorded in Instrument No. 20001012-0101575. 5) Easement for BellSouth, recorded in Instrument No. 20041025-0128047. 6)Easement for Sewer Line, recorded in Book 4868, Page 74, Book 4815, Page 425, Book 6209, Page 538, Book 8870, Page 887 and Book 8870, Page 932. 7) Easement for Golf Course and Utilities, recorded in Book 10110, Page 854. 8)License to Use Fitness Center and Swimming Pool recorded at Instrument No. 20020507-0056329. 9) Quitclaim Deed for common areas to HOA recorded at Instrument No. 20031008-0149210. 10) Storm Water Detention Agreement recorded at Instrument Nos. 20010314-0024179 and 20021205-0150029. 11)All matters of Plat recorded in Book 4460, Pages 149 thru 151, Book 4660, Page 74 and Book 4660, Page 158.

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.

Parcel ID #: **135-12-C-15.00 CO**
☒ Improved OR
☐ Unimproved property located at: **1969 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 **21st** day of **August, 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 **21st** day of **August, 2006.**

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

Notary Public

My Commission Expires: _____

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 **$129,805.00** 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 **21st** day of **August, 2006.**

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

Notary Public

My Commission Expires: _____

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Owner's Name: **Kimberly Dickerson**

and Address: **1969 Nashboro Blvd., Nashville, Tennessee 37217**

Mail tax bills to, (Person or Agency responsible for payment of taxes):
America's Wholesale Lender
750 Old Hickory Blvd.
Nashville, TN 37217