This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 12/08/06 15:37 2 pgs
Fees:13.00 Taxes:610.50
20061208-0152154

File No.: **06-1655**

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 **Vastland Development, Inc., a Tennessee Corporation, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Gallardia Properties, LLC., a Tennessee Limited Liability Company, ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No.'s 181, 182, 183, 184, 185, 186 on the Plan of MILL PARK TOWNHOMES, PHASE V, a Horizontal Property Regime as set for in Exhibit B of the Declaration of Covenants, Conditions and Restrictions of recorded in Instrument No. 20050131-00112650, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Vastland Development, Inc., a Tennessee Corporation, by Quitclaim Deed from Vastland Eatherly McClung Partnership, a Tennessee General Partnership, Dated November 23, 2005, of record in Instrument No. 20051128-0143118, 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 # **163-05-0-B-207 (Lot 186), 163-05-0-B-208 (Lot 185), 163-05-0-B-209 (Lot 184), 163-05-0-B-210 (Lot 183), 163-05-0-B-211 (Lot 182), 163-05-0-B-212 (Lot 181)**

☐ Improved OR

☒ Unimproved property located at: **Lots 181, 182, 183, 184, 185, 186 Mill Park Townhomes, Antioch, TN 37013**

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 **6th** day of **December, 2006**.

Vastland Development, Inc.

By: **Mack H. McClung,** It's **President**

STATE OF **Tennessee** COUNTY OF **Davidson**

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 **President** of **Vastland Development, Inc.,** the within named bargainor, a Corporation, and that he as such **President**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as **President**.

Witness my hand and Notarial Seal this the **6th** day of **December, 2006**.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

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

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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 **$165,000.00** 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 **6th** day of **December, 2006**.

Notary Public

My Commission Expires: _____

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

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Owner's Name: **Gallardia Properties, LLC.**

and Address: **1700 Hayes Street, Suite 104, Nashville, TN. 37203**

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