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

File No.: **07-1481**

Davidson County DEEDWARR
Recvd: 03/12/07 15:34 2 pgs
Fees:13.00 Taxes:614.77
20070312-0030390

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **March 5, 2007** by and between **Gallardia Properties, LLC., a limited liability company, ("Grantor")** parties of the first part, and **James R. Ferguson, an Unmarried Man and Gayle Ferguson Reed, Unmarried, ("Grantee")** 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 106, NORTHCREST COMMONS, as shown on plat of record in Exhibit A of Instrument No. 20040615-0070835, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gallardia Properties, LLC by Warranty Deed from Vastland Northcrest Development, LLC dated January 10, 2006 as of record in Instrument No. 20060118-0006627, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

County taxes for the year 2007, 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.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTHCREST COMMONS, as recorded in Exhibit A of Instrument No. 20040615-0070835 , 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. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20040615-0070835, 20040722-0087737, 20050228-0021538 and 20060628-0077585 , 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).
4. Terms and provisions of b y-Laws recorded in Instrument No. 20040615-0070834.

Parcel ID #: **147-12-A-106.00 CO**
☒ Improved OR
☐ Unimproved property located at: **106 Northcrest Commons Circle, Nashville, TN 37211**

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 **5th** day of **March, 2007.**

Witness our hands on the **5th** day of **March, 2007.**

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 **5th** day of **March, 2007.**

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Stacey Denson Palmer
Notary Public

My Commission Expires: _____

State of **Tennessee**
County of **Davidson**

My Commission Expires NOV 22, 2008

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 **$166,155.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

James R. Ferguson
Affiant

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this **5th** day of **March, 2007.**

Stacey Denson Palmer
Notary Public

My Commission Expires NOV 22, 2008
My Commission Expires: _____

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Owner's Name: **James R. Ferguson**

and Address: **106 Northcrest Commons Circle, Nashville, Tennessee 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes):
Countrywide Home Loans, Inc
P O Box 660694
Dallas TX 75266