Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shaylondia R Simmons 5170 Hickory Hollow Pkwy #139 Antioch, TN 37013	Mortgage Investors Group 8320 East Walker Springs Ln, Ste 200 Knoxville, TN 37923	163-05-0-B-212.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$114,000.00**

Affiant

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Subscribed and sworn to before me, this the 30th day of November, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gallardia Properties, LLC., a Tennessee Limited Liability Company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Shaylondia R Simmons, an unmarried woman, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 181 on the plan of Master Deed Lot Layout (Private Element) Phase V Mill Park (formally Hickory Hollow Townhomes), of record in Instrument No. 20050131-0011265 and Boundary Plat of record in Plat Book 9700, pages 538-539, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description thereof.

Being a part of the same property conveyed to Gallardia Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Vastland Development, Inc., a Tennessee Corporation, dated December 6, 2006, of record in Instrument No. 20061208-0152154, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5170 Hickory Hollow Pkwy #139, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **November, 2009.**

Gallardia Properties, LLC.

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

BILL GARRETT, Davidson County
Trans:T20090081653 DEEDWARR
Recvd: 12/03/09 08:23 3 pgs
Fees:18.00 Taxes:421.80
20091203-0110551

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 **30th** day of **November, 2009.**

Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, a lien not yet due and payable. The 2010 Property taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying her prorated share thereof to GRANTOR who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Hollow Townhomes, as recorded in Plat Book 9700, page 538, Register's Office for Davidson County, Tennessee.

4. Charter for the Mill Park Homeowners Association of record in Book 10719, page 419, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 10506, page 278, Register's Office for Davidson County, Tennessee.

6. Assignment of Declarant's Rights of record in Instrument No. 20051128-0143119, Register's Office for Davidson County, Tennessee.

7. Parking Restriction of record in Instrument No. 20080304-0021743, Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions recorded in Book 10719, page 425, and amended in Book 11167, page 757, Instrument No. 20051128-0143120, Instrument No. 20031117-0167241, Instrument No. 20050131-0011265 and Instrument No. 20021017-0127808, Register's Office for Davidson County, Tennessee.

9. By-Laws of record in Book 10719, page 464 and amended in Book 11167, page 759, Register's Office for Davidson County, Tennessee.