BILL GARRETT, Davidson County
Trans:T20100074344 DEEDQC
Recvd: 11/23/10 14:12 3 pgs
Fees:17.00 Taxes:0.00
20101123-0093906

QUIT CLAIM DEED

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Trustland Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Fairway Pointe Homeowners Association, Inc. 50 Vantage Way Suite 100 Nashville, TN 37228	New Owner	135-12-0-E-250.00CO (Unit 250) 135-12-0-E-251.00CO (Unit 251) 135-12-0-E-252.00CO (Unit 252)

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 $-0-

Affiant

BOBBI J. BEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

Subscribed and sworn to before me, this the 19th day of November, 2010.

Notary Public

My Commission Expires: _____
(Affix Seal)

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **GALLARDIA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **FAIRWAY POINTE HOMEOWNERS ASSOCIATION, INC, A TENNESSEE CORPORATION,** hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit::

SEE EXHIBIT "A" ATTACHED HERETO

This is unimproved property located at: 2276, 2274, 2272 Nashboro Blvd, Nashville, Tennessee 37217.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of November, 2010.

GALLARDIA PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Mack H. McClung, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mack H. McClung, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Gallardia Properties, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by the said Mack H. McClung as it's Chief Manager.

Witness my hand and official seal at office, this 19th day of November, 2010.

_____
Notary Public

My commission expires: _____

BOBBI J. BEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit Nos. 250, 251 and 252 on the plan of PHASE TWO, NASHBORO VILLAGE AT FAIRWAY POINTE, TRACT 21, as shown on plat of record in Plat Book 4660, page 159, and as shown on amendment to the restrictions of record in Instrument No. 20050222-0018814, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Gallardia Properties, LLC, a Tennessee limited liability company, by Quit Claim Deed from Vastland Nashboro Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20100819-0065641, Register's Office for Davidson County, Tennessee. Gallardia Properties, LLC, was inadvertently referred to as a Tennessee General Partnership. This is an error and a nullity since the Grantee is a Tennessee limited liability company.