Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Douglas Hammond 1967 Nashboro Blvd Nashville, TN 37218	Pinnacle Bank 150 3rd Avenue South #900 Nashville, TN 37201	135-12-0-C-016.00 CO

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 **$87,500.00**

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2012.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **Douglas Hammond, a single man, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Certain real property located in Davidson County, Tennessee, being more particularly described as follows, to wit:

Being Unit No. 16, on the plan of a Horizontal Property Regime Plat, Nashboro Village-Tract 13, of record as Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, reference to said plan being hereby made for a more complete description thereof.

Being the same property conveyed to Gallardia Properties, LLC, by Quitclaim Deed from Vastland Nashboro Development, LLC, a Tennessee limited liability company, recorded on the 1st day of February, 2006 in Instrument No. 20060201-0012533, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1967 Nashboro Blvd, Nashville, TN 37218**

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.

BILL GARRETT, Davidson County
Trans:T20120074412 DEEDWARRSP
Recvd: 10/02/12 13:28 3 pgs
Fees:18.00 Taxes:323.75
20121002-0089792

IN WITNESS WHEREOF, Grantor has executed this instrument on this **28th** day of **September, 2012.**

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 Tennessee 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 **28th** day of **September, 2012.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2013, a lien not yet due and payable. The 2012 property taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS 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 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).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4827, Page 14 and Instrument No. 20021211-0152726 , 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).

5. Easement for Sanitary Sewer, recorded in Book 8870, Pages 887 and 932, Book 4815, Page 425 and Book 6209, Page 538.

6. Easement for Cable TV, recorded in Instrument No. 200010120101575.

7. Easement for Golf Course & Utilities, recorded in Book 10110, Page 854.

8. Easement for Telephone Utilities, recorded in Instrument No. 20041025-0128047.

9. Stormwater Detention Agreement recorded at Instrument No. 20021205-0150029.

10. Subject to Plats of Nashboro Boulevard recorded in Book 4460, Pages 149-151.

11. Conveyance to Lakeside Villas Homeowners Association Common Elements recorded at Instrument No. 20031008-0149210.

12. License to use Fitness Center & Pools (Agreement) recorded at Instrument No. 20020507-0056329.