Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Jones 1963 Nashboro Village Nashville, TN 37217	Same address as new owner	135-12-0C-018.00 CO

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

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is **$90,000.00**

Affiant

Subscribed and sworn to before me, this the 26th day of October, 2012.

Notary Public

My Commission Expires: 9/29/14
(Affix Seal)

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Exp. 9/29/2014

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 **Christopher Jones, unmarried("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 18, NASHBORO VILLAGE-TRACT 13, as shown on plat of record in Instrument No. 20021230-0161681, 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 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 property located at: **1963 Nashboro Village, Nashville, TN 37217**

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:T20120084775 DEEDWARRSP
Recvd: 11/06/12 10:24 3 pgs
Fees:18.00 Taxes:333.00
20121106-0102285

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **October, 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 **26th** day of **October, 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 3, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their 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 NASHBORO VILLAGE-TRACT 13, as recorded in Instrument No. 20021230-0161681.

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4827, Page 14, Book 11703, Page 581, Instrument Nos. 20000627-0063887, 20021211-0152723, 20021211-0152726 and 20010322-0027768.

5. Charter of Nashboro Village Homeowners Association recorded in Book 4828, Page 834.

6. Easement for Anchor, recorded in Book 5563, Page 5.

7. License to use Fitness Center and Pool recorded at Instrument No. 20020507-0056329.

8. Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20010314-0024179 and 20010322-0027767.

9. Deed to Homeowners Association for common area recorded at Instrument No. 20021211-0152725.