This Instrument prepared by:
KING, TURNBOW, SMITH & VANZIN, PLLP
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

BILL GARRETT, Davidson County
Trans:T20160047163 DEEDWARR
Recvd: 06/03/16 16:25 4 pgs
Fees:23.00 Taxes:3556.69
20160603-0056417

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $961,267.70.

Affiant
Sworn to and Subscribed before me on this the 2nd day of June, 2016.

NOTARY PUBLIC
My Commission Expires: 1-24-2017

Jacob Vanzin
State of Tennessee
Notary Public
Williamson County
My Commission Expires: 1-24-2017

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Gallardia Properties, LLC	Same	142-016.00
1720 West End Ave., Ste. 600		
Nashville, TN 37203		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DORRIS E. RYAN, also known as DORIS E. RYAN, married**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **GALLARDIA PROPERTIES, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, it's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in the Eleventh Civil District of Metropolitan Nashville, Davidson County. Tennessee situated on the North side of U.S. Highway 70 South and being more particularly described as follows:

BEGINNING at an iron rod (old) on the northerly right-of-way (84 feet wide) on U.S. Highway 70 South being the southwest corner of the Crossings Apartments Nashville, LLC, property of record in Instrument Number 20140407-0028898 in the Register's Office for Davidson County, Tennessee, a plat of which is recorded as P.U.D. Boundary Plat, Burns Property, in Plat Book 7900, page 293, said Register's Office;

Thence, with said northerly right-of-way of U.S. Highway 70 South, South 88 degrees 56 minutes 36 seconds West 346.22 feet to an iron rod (old);

Thence, with the easterly boundary line of Bellevue Commons Townhomes property of which the Master Deed is of record in Instrument Number 20000720-0071772 in said Register's Office, as follows:

North 01 degrees 20 minutes 27 seconds West 202.78 feet to an iron rod (new),
North 88 degrees 35 minutes 33 seconds East 100.12 feet to and iron rod (old),
North 01 degrees 30 minutes 13 seconds West 149.18 feet to an iron rod (old),
North 88 degrees 52 minutes 52 seconds East 74.29 feet to an iron rod (old) and
North 02 degrees 28 minutes 50 seconds East 20.70 feet to an iron rod (new);

Thence, w the westerly boundary line of said Crossings Apartments Nashville, LLC, as follows:

South 86 degrees 45 minutes 32 seconds West 210.44 feet to an iron rod (new) and, South 04 degrees 34 minutes 26 seconds West 383.18 feet to the beginning containing 2.73 acres, 118,748 square feet +/-. This is the same property described in Commitment Number J-GP-16-7242 having an effective date April 11, 2016, according to a survey by J. Alan Cummings, RLS #2351, dated 4/27/2016.

Being the same property conveyed to Doris E. Ryan by Warranty Deed from A. L. Harris and wife, Bobbie S. Harris, of record in Book 4910, page 704, on 05/07/1975, Register's Office for Davidson County, Tennessee. The said Doris E. Ryan and Dorris E. Ryan are one and the same person.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for (1) 2016 Davidson County Taxes are a lien but not yet due and payable, and which have been prorated between the parties and will be paid by the Grantee in full when due; (2) Subject to Right-of-Way deed for Highway purposes of record in Book 5055, page 553, on 08/09/1976, Said

Register's Office; (3) Subject to Agreement for Dedication of Public Utilities of record in Book 11406, page 456, on 03/30/1999, Said Register's Office; (4) Subject to right-of-way for public road(s); (5) Subject to the rights of parties in possession; and (6) Subject to all matter shown a survey by J. Alan Cummings, RLS #2351, dated 4/27/2016, a copy of which is attached as Exhibit A.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, it's successors and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

The subject property is not and has never been the residence of Doris E. Ryan or his wife, Joyce Elaine Ryan, therefore, the jointer of Joyce Elaine Ryan in the conveyance is unnecessary.

Witness my hand this 2nd day of June, 2016.

Dorris E. Ryan
DORRIS E. RYAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **DORRIS E. RYAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of June, 2016.

NOTARY PUBLIC
My Commission expires: 7-24-19

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

RECORD DESCRIPTION

Land in Davidson County, Tennessee, beginning at a point in the northerly margin of State Highway No. 1, said point being the southwest corner of property conveyed to William Burns by deed of record in Book 982, Page 402, Register's Office for Davidson County, Tennessee; thence running along Burns' westerly line north 01 degrees west 414.9 feet to a point; thence south 82 degrees west 210 feet to a point; thence south 1 degree east 20.7 feet, more or less, to the southeast corner of the property conveyed to Paul Gaddes by deed of record in Book 3674, Page 389, Register's Office for Davidson County, Tennessee; thence with the southern boundary line of said Gaddes property south 85 degrees west 74.3 feet, more or less, to a point; thence south 5 degrees 20' east 215 feet to a point in the northerly margin of State Highway No. 1; thence with the same south 85 degrees east 340 feet, more or less, to the point of beginning, containing 2.91 acres, more or less.

Being the same property conveyed to Doris E. Ryan by Warranty Deed from A.L. Harris and wife, Bobbie S. Harris, of record in Book 4910, Page 704, on 05/07/1975, Register's Office for Davidson County, Tennessee.

Survey Description

Land in the Eleventh Civil District of Metropolitan Nashville, Davidson County, Tennessee situated on the North side of U.S. Highway 70 South and being more particularly described as follows

BEGINNING at an iron rod (old) on the northerly right-of-way (84 feet wide) on U.S. Highway 70 South being the southwest corner of the Crossings Apartments Nashville, LLC property of record in Instrument Number 20140407-0028898 in the Register 's Office for Davidson County, Tennessee, a plat of which is recorded as P.U.D. Boundary Plat, Burns Property in Plat Book 7900, page 293 in said Register's Office;

Thence, with said northerly right-of-way of U.S. Highway 70 South, South 88 degrees 56 minutes 36 seconds West 346.22 feet to an iron rod (old);

Thence, with the easterly boundary line of Bellevue Commons Townhomes property of which the Master Deed is of record in Instrument Number 20000720-0071772 in said Register's Office, as follows:

North 01 degrees 20 minutes 27 seconds West 202.78 feet to an iron rod (new),
North 88 degrees 35 minutes 33 seconds East 100.12 feet to and iron rod (old),

North 01 degrees 30 minutes 13 seconds West 149.18 feet to an iron rod (old),

North 88 degrees 52 minutes 52 seconds East 74.29 feet to an iron rod (old) and

North 02 degrees 28 minutes 50 seconds East 20.70 feet to an iron rod (new);
Thence, w the westerly boundary line of said Crossings Apartments Nashville, LLC, as follows:

South 86 degrees 45 minutes 32 seconds West 210.44 feet to an iron rod (new) and,

South 04 degrees 34 minutes 26 seconds West 383.18 feet to the BEGINNING containing 2.73 acres 118,748 square feet +/-.

This is the same property described in Commitment Number J-GP-16-7242 having an effective date April 11, 2016.

Survey Matters Pertaining to Schedule B Section II Special Exceptions

Item j. Subject to Right-of-Way deed for Highway purposed of record in Book 5055, page 553, on 08/09/1976, Said Register's Office. Affects the property. Plotted and labeled hereon.

Item l. Subject to Agreement for Dedication of Public Utilities of record in Book 11406, page 456, on 03/30/1999, Said Register's Office. Parcels 1 & 2 affect the property. Plotted and labeled hereon.

LEGEND

- Boundary Line
- Sanitary Sewer
- Fence line
- Retaining Wall
- Iron Rod (old) @IRSO
- Iron Rod (new) @IRNW
- Water Meter
- Water Valve
- Gas Meter
- Gas Valve
- Utility Pole
- Sewer Manhole

CRAWFORD & CUMMINGS, P.C.
1929 21st. AVE. SOUTH
NASHVILLE, TN. 37212
(615) 292-2661 FAX (615) 383-9871

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES IN THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.

NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY I SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3-.07 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1:10,000
2. CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO.J-GP-16-7242,EFFECTIVE WAS FURNISHED TO THIS SURVEYOR.
3. PARCEL NUMBERS PERTAIN TO DAVIDSON COUNTY MAP 142.
4. BOOK AND PAGE REFERENCES OS RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY.
5. BY GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN ZONE X (UNSHADED), PER FEMA/FIRM MAP NUMBER 47037C0308,EFFECTIVE APRIL 20,2001.

Surveyor's Certificate

To: Gallardo Properties LLC,Ins Bank, Chicago Title Insurance Company and INS Bank, a Tennessee banking corporation, its successors and assigns:

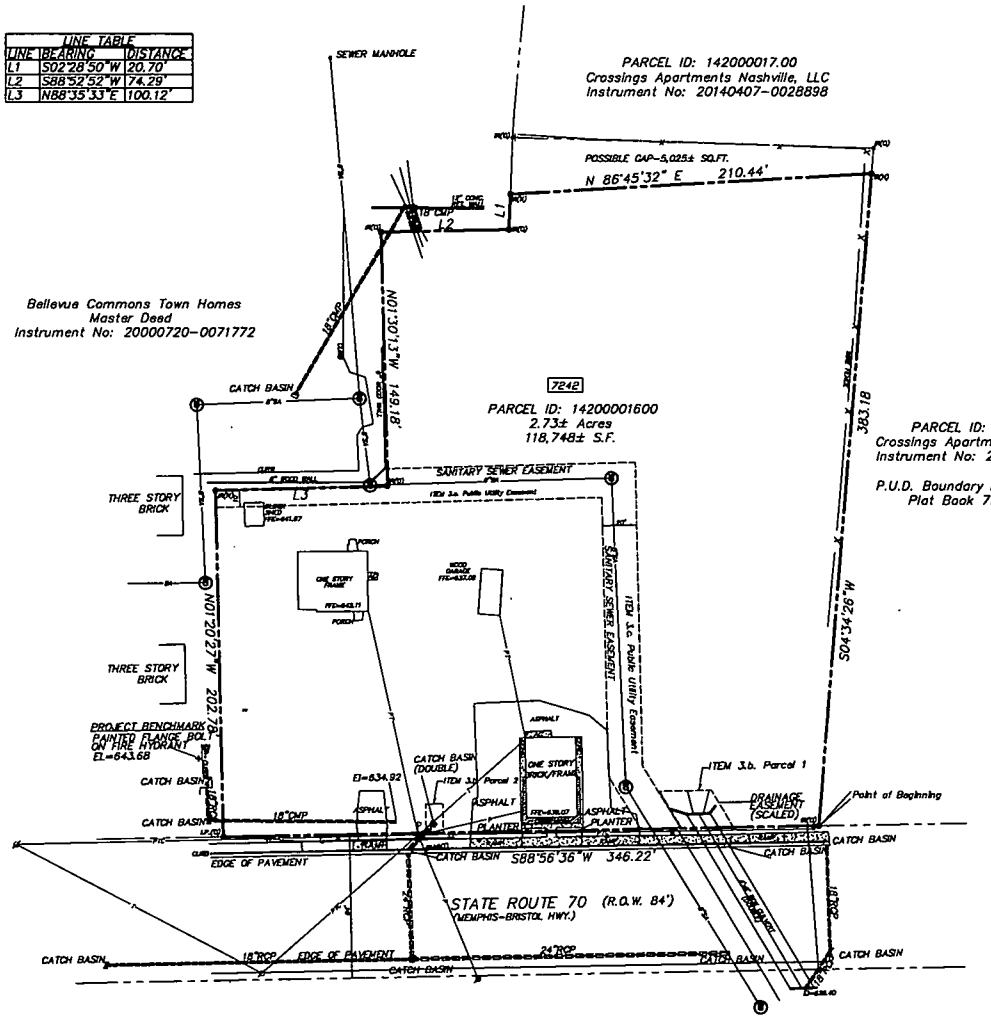
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. AND INCLUDES TABLE A ITEMS 1,2,3,4,5,7a and 13.

The field work was completed on 2/29/2016.
Date of Plat or Map: April 27, 2016

Registration/License No. TN RLS NO. 2351
Date: 4-27-16

J. ALAN CUMMINGS — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — DEPARTMENT OF AGRICULTURE — DEPARTMENT OF COMMERCE — 4-27-16 — TENNESSEE NO.2351

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°28'50"W	20.70'
L2	S88°52'52"W	74.29'
L3	N88°35'33"E	100.12'



PARCEL ID: 142000017.00
Crossings Apartments Nashville, LLC
Instrument No: 20140407-0028898

P.U.D. Boundary Plat, Burns Property
Plat Book 7900, Page 293

Survey For:
Vastland Companies
1720 West End Avenue
Nashville, TN 37203
615-329-1720

WARNING

THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS WORK. USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

N
TN SPC NAD 83

0 50 100 150

GRAPHIC SCALE 1"=50'

Source of Title:
Doris E. Ryan
Book 4910, Page 704
R.O.D.C, TN

ALTA/NSPS LAND TITLE SURVEY

7242 HIGHWAY 70
ELEVENTH COUNCILMANIC DISTRICT
METROPOLITAN NASHVILLE, DAVIDSON COUNTY TENNESSEE

DATE: 3-31-2016 CCPC JOB NO. 16-006
REVISED: 4-26-2016 REVISED: 4-27-2016

J:\ALL\CARLSON PROJECTS\2016\16-006\REGISTER CREEK BELLEVUE\16-006 FINAL.DWG