This instrument prepared by:
TrustLand Title & Escrow, LLC.
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 552-0140

Davidson County DEEDWARR
Recvd: 03/12/07 15:37 3 pgs
Fees:18.00 Taxes:602.36
20070312-0030394

File No.: **07-1494**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **February 26, 2007** by and between **Vastland Northcrest Development, LLC., a Tennessee Limited Liability Company, ("Grantor")** parties of the first part, and **Gallardia Properties, LLC., a Tennessee Limited Liability Company, ("Grantee")** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashvillle**, County of **Davidson**, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NOS. 101, 103, 105 AND 107 NORTHCREST, PHASE ONE & TWO, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AS DESCRIBED IN EXHIBIT "A" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHCREST COMMONS HOMEOWNERS' ASSOCIATION, INC., OF RECORD IN INSTRUMENT NO. 20040615-0070835, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID UNITS.

BEING A PART OF THE SAME PROPERTY CONVEYED TO VASTLAND NORTHCREST DEVELOPMENT, LLC., BY WARRANTY DEED FROM RADNOR BAPTIST CHURCH OF NASHVILLE, TENNESSEE, DATED AUGUST 7, 2003, OF RECORD IN INSTRUMENT NO. 20030811-0114237, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:

1. County taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTHCREST, PHASE ONE & TWO , as recorded in as Exhibit "A" recorded at Instrument No. 20040615-0070835.

4. Terms and provisions of by-Laws of Northcrest Commons Homeowners Association, Inc. recorded in Instrument No. 20040615-0070834.

5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing NORTHCREST, PHASE ONE & TWO Condominium of record in Instrument No. 20040615-0070835 , as amended by instrument(s) of record in Instrument Nos. 20040722-0087737, 20050228-0021538 and 20060628-0077585.

Parcel ID #: **147-12A-101 CO, 147-12A-103CO, 147-12A-105CO, 147-12A-107CO**
☐ Improved OR
☒ Unimproved property located at: **415 Northcrest Drive, Units 101, 103, 105, 107, Nashvillle, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Witness our hands on the **26th** day of **February, 2007.**

Vastland Northcrest Development, 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 **Vastland Northcrest Development, 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 **26th** day of **February, 2007.**

ASHLEY BUSH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 10/2/10

State of **Tennessee**

County of **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$162,800.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **26th** day of **February, 2007.**

Notary Public

My Commission Expires: 10/2/10

ASHLEY BUSH STATE OF TENNESSEE NOTARY PUBLIC WILSON

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Owner's Name: **Gallardia Properties, LLC.**

and Address: **1700 Hayes Street, Suite 104, Nashville, Tennessee 37203**

Mail tax bills to, (Person or Agency responsible for payment of taxes):
New Owner