Davidson County DEEDWARR
Recvd: 05/19/08 13:43 2 pg
Fees:13.00 Taxes:638.16
20080519-0051230

This instrument prepared by:
TrustLand Title & Escrow, LLC.
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

File No.: **08-2288**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on the **5th** day of **May, 2008**, by and between **Gallardia Properties, LLC., a Tennessee limited liability company, ("Grantor")**, and **Francesca Battistelli, a single woman, ("Grantee")**,

WITNESSETH: For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, its successors and assigns, the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 126, 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, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

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 7th, 2003, of record in Instrument No. 20030811-0114237, in the Register's Office for Davidson County, Tennessee; and being further conveyed to Gallardia Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Vastland Northcrest Development, LLC, a Tennessee limited liability company, dated April 23rd, 2008, and recorded in Instrument No 20080428-0042876, in the Register's Office for Davidson County Tennessee.

This conveyance is made subject to:

1. County taxes for the year 2008, 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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTHCREST, PHASE ONE & TWO, a HORIZONTAL PROPERTY REGIME, as recorded in 20040615-0070835.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040615-0070835, amended at Instrument Nos. 20040722-0087737, 20050228-0021538 and 20060628-0077585.
4. Terms and provisions of by-Laws of Northcrest Commons Homeowners Association, Inc. recorded in Instrument No. 20040615-0070834.

Parcel ID #: **147-12-O-A-126.00CO**
☒ Improved OR
☐ Unimproved property located at: **126 Northcrest Commons Circle, Nashville, 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 Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant, warrant and bind itself, its successors and assigns to Grantee, its successors and assigns, that it is lawfully seized in fee simple of the aforedescribed Real Estate; that it has good right to sell and convey the same; that the same is unencumbered and restricted, EXCEPT as set forth herein, and that it, on behalf of itself, its successors and assigns, warrants and shall forever defend the title and quiet possession the title and quiet possession of the Real Estate against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.

Witness our hands on the **5th** day of **May, 2008.**

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 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 **5th** day of **May, 2008.**

Notary Public

My Commission Expires: _____

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 21, 2009

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 **$172,475.00** 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 **5th** day of **May, 2008.**

Notary Public

My Commission Expires: _____

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 21, 2009

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Owner's Name: **Francesca Battistelli**

and Address: **126 Northcrest Commons Circle, Nashville, Tennessee 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes):
WR Starkey Mortgage
5055 W Park Blvd., Ste 300
Plano, TX 75093