Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gallardia Properties, LLC.	New Owner	147-12-0-A-114.00CO,
1700 Hayes Street, Suite 104		116.00CO, 118.00CO
Nashville, TN 37203		120.00CO, 122.00CO, 124.00CO

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

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$255,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2008.

Notary Public

My Commission Expires: _____
(Affix Seal)

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, **Vastland Northcrest Development, LLC., a Tennessee Limited Liability Company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Gallardia Properties, LLC., a Tennessee Limited Liability Company, ("Grantee")**, it 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 No.'s 114, 116, 118, 120, 122, 124 on the Plan of NORTHCREST COMMONS, PHASES ONE & TWO, a Horizontal Property Regime with private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20040722-0087737, amended in Instrument No. 20050228-0021538 and Instrument No. 20060628-0077585, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plat of Northcrest Commons Phases One & Two shown as Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions, of record as aforementioned, said Register's Office, for a more complete identification and description of such units.

Being 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 is ☐ Improved OR ☒ Unimproved property located at: **114, 116, 118, 120, 122, 124 Northcrest Commons Circle, Nashville, Tennessee 37211**

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.

Davidson County DEEDWARR
Recvd: 08/18/08 11:35 3 pgs
Fees:18.00 Taxes:943.50
20080818-0084554

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **August, 2008.**

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 **15th** day of **August, 2008.**

Notary Public

My Commission Expires: _____

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT B

Permitted Exceptions

1. Property 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. 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 Northcrest Commons Phases One & Two, as recorded in Instrument No. 20040722-0087737, and amended in Instrument No. 20050228-0021538 and Instrument No. 20060628-0077585, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040615-0070835, Instrument No. 20040722-0087737, Instrument No. 20050228-0021538 and Instrument No. 20060628-0077585, Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Instrument No. 20040615-0070834, Register's Office for Davidson County, Tennessee.