Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cynthia F. Jones	WR Starkey Mortgage, LLP	147-12-0-A-124.00CO
124 Northcrest Commons Circle	5055 W Park Blvd	
Nashville, TN 37217	Plano, TX 75093	

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$158,900.00**

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

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

My Commission Expires MAY 8, 2012

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 **Cynthia F. Jones, an unmarried woman, ("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 124, NORTHCREST COMMONS, PHASE ONE & TWO, a Property Regime with private Elements, created under Title 66, Sections 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, in the Register's Office, 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 part of the same property conveyed to Gallardia Properties, LLC., a Tennessee limited liability company, by Special Warranty Deed from Vastland Northcrest Development, LLC., a Tennessee limited liability company, dated August 15, 2008 and recorded in Instrument No. 20080818-0084554, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **124 Northcrest Commons Circle, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **31st** day of **July, 2009.**

Gallardia Properties, LLC.
By: **Mack H McClung**
It's: **Chief Manager**

BILL GARRETT, Davidson County
Trans: T20090052043 DEEDWARR
Recvd: 08/03/09 08:13 3 pgs
Fees: 18.00 Taxes: 587.93
20090803-0072092

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 **31st** day of **July, 2009.**

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 2009, 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, as recorded in Exhibit A of Instrument No. 20040615-0070835, Amended in Instrument No. 20040722-0087737, Amended in Instrument No. 20050228-0021538 and Instrument No. 20060628-0077585.

4. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040615-0070835, amended at Instrument Nos. 20040722-0087737, 20050228-0021538 and 20060628-0077585.

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