Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carolyn Alden 118 Northcrest Commons Cir Nashville, Tennessee 37211	Fifth Third Mortgage Co. 5050 Kingsley Drive MD: 1MOC BQ Cincinnati, OH 45263	147-12-0-A-118.00CO

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 **$129,900.00**

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2010.

Notary Public

My Commission Expires: 7-20-2011
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20100025722 DEEDWARRSP
Recvd: 04/29/10 15:10 3 pgs
Fees:18.00 Taxes:480.63
20100429-0032749

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

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 **Carolyn Alden, 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 Lot No. 118, 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 in Instrument No.20040722-0087737, amended in Instrument No.20050228-0021538 and Instrument No.20060628-0077585, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in Common Elements appurtenant to said unit as set forth in said Declarations 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, of record in Instrument No.20080818-0084554, Register's Office for Davidson County, Tennessee

This is improved property located at: **118 Northcrest Commons Circle, Nashville, TN 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **28th** day of **April, 2010.**

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 Tennessee 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 company as **Chief Manager.**

Witness my hand and Seal at office on the **28th** day of **April, 2010.**

Notary Public

My Commission Expires: 7-20-2011

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, 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 prorated 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. All 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, Register's Office for Davidson County, Tennessee.

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

5. Terms and provisions of By-Laws of Northcrest Commons Homeowners Association, Inc. recorded in Instrument No. 20040615-0070834, Register's Office for Davidson County, Tennessee.