Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Austin Do 116 Northcrest Commons Circle Nashville, TN 37211	New Owner	147-12A-116.00 CO

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

BILL GARRETT, Davidson County
Trans:T20110009054 DEEDWARRSP
Recvd: 02/14/11 08:56 3 pgs
Fees:18.00 Taxes:481.00
20110214-0012283

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$130,000.00**

Affiant

Subscribed and sworn to before me, this the 11th day of February, 2011.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

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 **Austin Do , ("Grantee")**, his 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 116, PLAN OF NORTHCREST COMMONS, PHASE ONE AND TWO, a Horizontal Property Regime with private Elements as described in Exhibit A to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowner's Association, Inc. of record in Instrument No. 20040615-0070835 as amended at Instrument Nos. 20040722-0087737, 20050228-0021538 and 20060628-0077585, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion 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, recorded on the 18th day of August, 2008 in Instrument No. 20080818-0084554, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **116 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 **11th** day of **February, 2011.**

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 Tennessee Limited Liability Company as **Chief Manager.**

Witness my hand and Seal at office on the **11th** day of **February, 2011.**

Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2011, 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.