Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon J. Witcher 109 Northcrest Commons Circle Nashville, TN 37211	Peoples Home Equity, Inc. 213 Ward Circle, Suite 201 Brentwood, TN 37027	147120A10900CO

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 **$127,500.00**

Davidson County DEEDWARRSP
Recvd: 01/17/13 08:57 4 pgs
Fees:23.00 Taxes:471.75
20130117-0005497

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this the 16th day of January, 2013.

Notary Public

My Commission Expires: 12-03-13
(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, **Gallardia Properties, LLC a Tennessee limited liability company ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Brandon J. Witcher, an unmarried man, ("Grantee")**, and Grantee's 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 109, 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 in Instrument Nos. 20040722-0087737, 20050228-0021538, 20060628-0077585 and 20121113-0104425, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Gallardia Properties, LLC., a Tennessee limited liability company by Quit Claim Deed from Vastland Northcrest Development, LLC., a Tennessee limited liability company, recorded on the 29th day of April, 2010 in Instrument No. 20100429-0032741, in the Register's Office of Davidson County, Tennessee.

This is Improved property located at: **109 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 **16th** day of **January, 2013.**

Gallardia Properties, LLC.

By: _____
Mack H McClung, Its 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 limited liability company as **Chief Manager.**

Witness my hand and Seal at office on the **16th** day of **January, 2013.**

_____
Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2013, 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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF NORTHCREST COMMONS, PHASE ONE AND TWO, as recorded in Instrument No. 20040615-0070835, recorded in Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

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, 20060628-0077585 and 20121113-0104425, recorded in Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Terms and provisions of by-Laws recorded in Instrument No. 20040615-0070834, recorded in Register's Office for Davidson County, Tennessee.

6. Terms and Conditions of Charter recorded in Book 404, Page 158, recorded in Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. Corriveau
Signature

State of Tennessee
County of Davidson

Personally appeared before me, BRAD LAYHER, a notary public for this county and state, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

B L
Notary's Signature

My Commission Expires: NOV 3, 2015
Notary' Seal (if on paper)

