BILL GARRETT, Davidson County
Trans:T20140017204 DEEDWARRSP
Recvd: 03/13/14 15:07 3 pgs
Fees:18.00 Taxes:832.13
20140313-0021216

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
14-1417

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael B. Herndon Shelby E. Herndon 1145 Woodbury Falls Court Nashville, TN 37221	Summit Funding, Inc. 2601 Fair Oaks Blvd., Sacramento, CA 95864	128120C03800CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$224,900.00**

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2014.

Notary Public

My Commission Expires: 6-1-15
(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 **Michael B. Herndon and Shelby E. Herndon, husband and wife, ("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 1145, WOODBURY TOWNHOMES, PHASE I, as established by Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278, as amended at Instrument No. 20080201-0010772, 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 Warranty Deed from The Senior Group, a common law business organization, recorded 12/20/2004 in Instrument No. 20041220-0151012 and further conveyed to Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Gallardia Properties, LLC., a Tennessee Limited Liability Company, recorded 11/27/2012 in Instrument No. 20121127-0108883, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **1145 Woodbury Falls Court, Nashville, TN 37221**

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 **February, 2014.**

Vastland Northcrest Development, 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 **Vastland Northcrest Development, 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 28th day of **February, 2014.**

_____
Notary Public

My Commission Expires: 6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1 2015

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2014, 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 WOODBURY P.U.D. BOUNDARY PLAT, as recorded in Instrument No. 20050216-0017693, 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 Nos. 20060310-0028278 and 20080201-0010772 , 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. Charter of Homeowners Association recorded at Instrument No. 20060309-0027744.

6. Easement Agreement recorded at Instrument No. 20120810-0071791.

7. Easement for Utilities and Sanitary Sewer, recorded in Book 5074, Page 945.

8. Easement for Drainage, recorded in Book 8083, Page 534 and Book 8083, Page 547.

9. Easement for Sanitary Sewer, Storm Drainage and Water Mains, recorded in Instrument No. 20120706-0059466.

10. Conveyance to State of Tennessee recorded in Book 8083, Page 541.

11. Storm Water Detention Agreement recorded at Instrument No. 20050118-0005578.