BILL GARRETT, Davidson County
Trans: T20140022546 DEEDWARRSP
Recvd: 04/03/14 12:53 3 pgs
Fees: 18.00 Taxes: 830.06
20140403-0027796

**THIS INSTRUMENT PREPARED BY:**
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
14-1421

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Patricia Sykes<br><br>546 Northshore Drive<br>Tuscaloosa, AL 35406 | New Owner Address | 128120C04000CO |

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

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is **$224,340.00**

Charles Sherrod
Affiant

Subscribed and sworn to before me, this the 28th day of March, 2014.

Deborah Bissell
Notary Public

My Commission Expires: 6-1-15
(Affix Seal)

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

# 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 **Patricia Sykes, a single woman and Charles Sherrod, a single man, a joint tenenats with full right of survivorship ("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 1141, WOODBURY TOWNHOMES, PHASE I, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278, 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 by Warranty Deed from The Senior Group, a common law business organization, composed solely of Robert R. Krilich, Sr. and Donna R. Krilich to Gallardia Properties, LLC, a Tennessee limited liability company as recorded on the 20th day of December, 2004 in Instrument No. 20041220-0151012 and a portion of Quit Claim Deed from Gallardia Properties, LLC., a Tennessee Limited Liability Company to Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company as recorded on the 27th day of November, 2012 in Instrument No. 20121127-0108883, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **1141 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 **March, 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 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 28th day of **March, 2014.**

_____
Notary Public

My Commission Expires: 6-1-15

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. Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, recorded in Instrument No. 20060310-0028278, and amended in Instrument No. 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).

4. All matters shown on the plat of WOODBURY, of record in Instrument No. 20050216-0017693.

5. Charter for Homeowners Association recorded at Instrument No. 20060309-0027744.

6. Easement for sanitary sewer, recorded in Book 5074, Page 856 and Book 5074, Page 945.

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

8. Deed to State of Tennessee recorded in Book 8083, Page 534, Book 8083, page 541 and Book 8083, page 547.

9. By-Laws of record in Instrument No. 20060310-0028278.


**recorded return to.**
Residential & Commercial Title Services
20 Music City End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684
File No. 14-1421