SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150051024 DEEDWARRSP
Recvd: 06/25/15 11:14 2 pgs
Fees: 13.00 Taxes: 866.55
20150625-0061162

O-VR-15-1146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,204.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica Jarupat	**Franklin American Mortgage Company**	
(NAME)	(NAME)	
1146 Woodbury Falls Court	**501 Corporate Centre Drive**	**128-12-C-28.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **VASTLAND NORTHCREST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JESSICA JARUPAT, A SINGLE WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1146, 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 portion of the same property conveyed by Quitclaim 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 and portion of 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, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- 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, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20060310-0028278 and 20080201-0010772, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association recorded at Instrument No. 20060309-0027744.
- Easement Agreement recorded at Instrument No. 20120810-0071791.
- Easement for Utilities and Sanitary Sewer, recorded in Book 5074, Page 945.
- Easement for Drainage, recorded in Book 8083, Page 534 and Book 8083, Page 547.
- Easement for Sanitary Sewer, Storm Drainage and Water Mains, recorded in Instrument No. 20120706-0059466.
- Conveyance to State of Tennessee recorded in Book 8083, Page 541.
- Storm Water Detention Agreement recorded at Instrument No. 20050118-0005578.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1146 Woodbury Falls Court, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 22nd DAY OF JUNE, 2015.

Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company

BY: _____
Mack H. McClung
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACK H. MCCLUNG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of VASTLAND NORTHCREST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of June, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212