WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00.

Affiant

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

O-KW-16-113-T

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)
Ordis D. Copeland and Patti R. Copeland	Ordis & Patti Copeland	
(NAME) **113 Northcrest Commons Circle**	(NAME) 4458 Meadow Rd S	**147-12-0A-113.00-CO**
(ADDRESS) **Nashville, TN 37211-5466**	(ADDRESS) Memphis, TN 38117	
(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 **GALLARDIA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ORDIS D. COPELAND AND PATTI R. COPELAND, HUSBAND AND WIFE,** 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 No. 113 on the Plan of Northcrest, Phases One & Two, a Private Element Horizontal Property Regime, as shown in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, as amended, reference to which is hereby made for more complete details of said Unit and the Condominium, the rights and obligation of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being a portion of the same property conveyed to Gallardia Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Vastland Northcrest Development, LLC., a Tennessee limited Liability company of record in Instrument No. 20100429-0032741 Register's Office for Davidson County, Tennessee, dated April 16, 2010 and recorded on April 29, 2010.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee;
- By-Laws of Northcrest Commons Homeowners Association, Inc. of record in Instrument No. 20040615-0070834, in the Register's Office for Davidson, County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "A" to the Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners Association, Inc., of record in Instrument No. 20060628-0077585, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **113 Northcrest Commons Circle , Nashville, Tennessee 37211-5466**.

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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

BILL GARRETT, Davidson County
Trans:T20160016673 DEEDWARR
Recvd: 03/01/16 10:11 2 pgs
Fees:13.00 Taxes:588.30

Warranty Deed

20160301-0019334

Witness my/our hand(s) this the 26th DAY OF FEBRUARY, 2016.

Gallardia Properties, LLC, a Tennessee limited liability company

BY: _____, authorized Agent
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of GALLARDIA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of February, 2016.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-29-2019

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