SPECIAL WARRANTY DEED

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

O-VR-16-1151-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,500.00.

M.J. Nash
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10.23.17
(AFFIX SEAL)

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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)
Elizabeth Townsley	OWNER	128.12
(NAME)	(NAME)	
1151 Woodbury Falls Court		C
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		035.00 co
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VASTLAND NORTHCREST DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH TOWNSLEY, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 1151 on the Plan of Woodbury Townhomes established by the Declaration of Covenants, Conditions and Restrictions said plan shown as Exhibit "E" thereof, of record in Instrument No. 20060310-0028278, as amended by Instrument No. 200802010-0010772 , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Vastland Northcrest Development, LLC, a Tennessee limited liability company by Quitclaim deed from Gallardia Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20121127-0108883 Register's Office for Davidson County, Tennessee, dated November 26, 2012 and recorded on November 27, 2012.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable;
- Subject to all matters shown on the PUD Boundary Plat of record as Instrument Number 20050216-0017693, Register's Office of Davidson County, Tennessee;
- Subject to all matters shown as Exhibit "E" established in the Declaration of Covenants, Conditions and Restrictions of record as Instrument Number 20060310-0028278, Register's Office of Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060310-0028278 and amended in Instrument 200802010010772, Register's Office for Davidson County, Tennessee;
- Charter of record in Instrument No. 200603090027744, Register's Office of Davidson County, Tennessee;
- Easement of record in Instrument Number 20120810-0071791, in the Register's Office for DavidsonCounty, Tennessee;
- Stormwater Detention Agreement of record as Instrument No. 200501180005578 and Instrument No. 200610230130904, in the Register's Office for Davidson County, Tennessee;
- Easement for sanitary sewer of record in Book 5074, Pages 856 and 945 in the Register's Office for Davidson County, Tennessee;
- Deed to State of Tennessee of record in Book 8083, Pages 534, 541 and 547 in the Register's Office for Davidson County, Tennessee;
- 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: **1151 Woodbury Falls Court , Nashville, Tennessee 37221**.

BILL GARRETT, Davidson County
Trans: T20160042184 DEEDWARRSP
Recvd: 05/19/16 13:45 2 pgs
Fees: 13.00 Taxes: 1000.85
20160519-0050319

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 16th DAY OF MAY, 2016.

Vastland Northcrest Development LLC, a Tennessee limited liability company

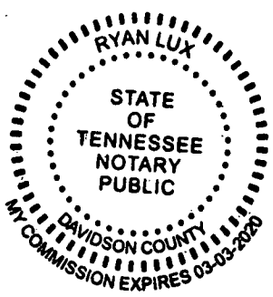
Mack H. McClung, Member

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 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 16th of May, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



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