WARRANTY DEED

Bill Garrett Davidson County
Batch# 17522 DEEDWARR
10/24/2017 01:22:19 PM 2 pgs
Fees: $13.00 Taxes: $699.30

20171024-0108977

O-VR-17-115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/27/21

(AFFIX SEAL)

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)
Justin R. Allen	Highlands Residential Mtg	
(NAME)	(NAME)	**147-12-0A-115.00-CO**
115 Northcrest Commons Circle	12001 N Central Expkw Ste 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas TX 75243	
(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, **GALLARDIA PROPERTIES, 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 **JUSTIN R. ALLEN, AN UNMARRIED MAN,** 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 all of Lot No. 115 as shown on the Plan of Northcrest, Phases One & Two, A Horizontal Property Regime with Private Elements as described in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners Association, Inc., of record in Instrument No. 20040615-0070835; as amended in Instrument No. 20040722-0087737 and Instrument No. 20050228-00215388 and Instrument No. 20060628-0077585, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being a part of the same property conveyed to Gallardia Properties, LLC, a Tennessee limited liability company by Quit Claim 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 2017 an thereafter, a lien not yet due and payable;
- 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;
- 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, Instrument No. 20121113-0104425, Instrument No. 20170714-0071121, Instrument No. 20170714-0071122 and Instrument No. 20170124-0007624, Register's Office for Davidson County, Tennessee;
- By-Laws of record in Instrument Number 20040615-0070834, in the 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: **115 Northcrest Commons Circle, Nashville, Tennessee 37211**.

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.

10260

Witness my/our hand(s) this the 31st DAY OF AUGUST, 2017.

Gallardia Properties, LLC, a Tennessee limited liability company

BY: _____
Mack H. McClung
Chief Manager/Sole 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 CHIEF MANAGER/SOLE MEMBER of GALLARDIA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER/SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of August, 2017.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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