SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 74899 DEEDWARRSP
03/29/2018 02:19:16 PM 2 pgs
Fees: $13.00 Taxes: $961.63

20180329-0029584

O-RE-18-676

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2018.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Matthew C. Cole and Rachel W. Cole	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **676 Bristol Creek Dr.**	(NAME) **2002 Richard Jones Road, Suite 300A**	**142-07-0J-676.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37215**	
(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 **MATTHEW C. COLE AND RACHEL W. COLE, HUSBAND AND WIFE,** 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 676, Lot No. 17, Bristol Creek Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Bristol Creek Townhomes of record in Instrument Number 20171228-0131735, 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 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. 20180329-0029583 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, 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 20171228-0131735, Register's Office for Davidson County, Tennessee;
- Declaration of Condominium for Bristol Creek, a Condominium of record in Instrument Number 20160603-0056419, First Amendment to Declaration of Condominium for Bristol Creek, a condominium of record in Instrument No. 20160922-0100077, and Amendment to Declaration of Condominium for Bristol Creek, a Condominium, to convey easements for Public Utilities and Ingress/Egress of record in Instrument No. 20170717-0071375, in the Register's Office for Davidson County, Tennessee. Termination of Condominium and Cancellation of Declaration of Condominium for Bristol Creek, a condominium of record in Instrument No. 20171228-0131734, Register's Office for Davidson County, Tennessee;
- Right of Way deed for Highway purposes of record in Book 5055, Page 553, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Public Utilities of record in Book 11406, Page 456, in the Register's Office for Davidson County, Tennessee;
- Declaration of Restrictions and covenants for Stormwater Facilities and Systems of record in Instrument No. 20160721-0075106, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement for the purpose of Public Street Right of Way of record in Instrument Number 20160805-0081309, in the Register's Office for Davidson County, Tennessee;
- Grant of Easement of record in Instrument Number 20170921-0096819, in the Register's Office for Davidson County, Tennessee;
- Charter of Bristol Creek HOA of record in Instrument Number 20180109-0002789, 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: **676 Bristol Creek Dr., 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 26th DAY OF MARCH, 2018.

Vastland Northcrest Development, LLC

BY:_____
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 VASTLAND NORTHCREST DEVELOPMENT, LLC 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 March, 2018.

_____
Notary Public
My Commission Expires: 3/8/2021
(SEAL)

KATHLEEN E DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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