SPECIAL WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

O-VC-19-622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JULY, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(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)
McCall Hoyt and Paul Hoyt	**New Owner**	
(NAME) **124 Edgewood Ave**	Karen Johnson Davidson County Batch# 252442 **DEEDWARRSP** 07/03/2019 03:43:54 PM 2 pgs Fees: $13.00 Taxes: $1,054.13 20190703-0065374	**142-07-0J-622.00-CO**
(ADDRESS) **Mill Valley, CA 94941**		
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MCCALL HOYT, UNMARRIED, AND PAUL HOYT, MARRIED, AS TENANTS IN COMMOM WITH RIGHT OF SURVIVORSHIP,** 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. 622, Lot 21, Bristol Creek Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Bristol Creek Townhomes of record in Instrument No. 20171228-0131735, and as amended by Instrument No. 20180301-0019441, Register's Office for Davidson County, Tennessee.

Being 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. 20190703006537 3, Register's Office for Davidson County, Tennessee, dated June 28th, 2019 and recorded on 07/03/2019.

This conveyance is subject to:

- Taxes for the year 2019 and therafter, not yet due and payable;
- The premises herein insured is a townhome established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Bristol Creek Townhomes of record in Instrument Number Instrument No. 20171228-0131735, and as amended by Instrument No. 20180301-0019441, Register's Office for Davidson County, Tennessee;
- Homeowners Assessment of record in Instrument Number 20180109-0002789, in the Register's Office for Davidson County, Tennessee;
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 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 in favor of Comcast of Nashville I, LLC of record in Instrument Number 20170921-0096819, in the Register's Office for Davidson County, Tennessee;
- All matters shown on a survey by J. Alan Cummings, RLS #2351, dated 04-27-2016, a copy which is attached to Instrument Number 20160603-0056417;
- 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;
- 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: **622 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 1ST DAY OF JULY, 2019.

Vastland Northcrest Development, LLC

BY: _____
Mack H. McClung
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 SOLE MEMBER of VASTLAND NORTHCREST DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of July, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN FERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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