SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 302446 DEEDWARRSP
10/17/2019 02:08:23 PM 2 pgs
Fees: $13.00 Taxes: $1,331.63
20191017-0106621

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

O-VC-19-169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF OCTOBER, 2019.

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)
Jordyn Stoddard, Shawn Stoddard and Jane't Michele Stoddard	**NEW OWNER**	
(NAME)	(NAME)	**114-12-4A-003.00-CO**
169 Stonecrest Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **JORDYN STODDARD, A SINGLE WOMAN AND SHAWN STODDARD AND JANE'T MICHELE STODDARD, HUSBAND AND WIFE, AS TENANTS WITH RIGHTS 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. 35, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Highlands at Stoneridge, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170905-0090767, Amended in Instrument No. 20170915-0094659 and Instrument No. 20190123-0006687, and Instrument No. 20190607-0054759 and being shown on Plat attached thereto as Exhibit "B", 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 MS Development Partnership, a Tennessee General Partnership Dated October 11, 2019 and of record in Instrument Number 20191017-0106620, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2019 and thereafter 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 20170905-0090767, Amended in Instrument No. 20170915-0094659 and Instrument No. 20190123-0006687 and Instrument No. 20190607-0054759 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Waterline Easement of record in Instrument Number 20080428-0042872, in the Register's Office for Davidson County, Tennessee.
- Parking Easement of record in Instrument Number 20080428-0042873, in the Register's Office for Davidson County, Tennessee.
- Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160419-0037869, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180730-0073897, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170913-0093566, 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: **169 Stonecrest Dr, Nashville, Tennessee 37209**.

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.

Witness my/our hand(s) this the 11 DAY OF OCTOBER, 2019.

Vastland Northcrest Development, LLC

BY: _____
Mack H McClung
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MACK H MCCLUNG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of VASTLAND NORTHCREST DEVELOPMENT, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 11th of October, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
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