Karen Johnson Davidson County
Batch# 483850 DEEDWARRSP
09/28/2020 08:31:26 AM 6 pgs
Fees: $33.00 Taxes: $140.60
20200928-0110820

SPECIAL WARRANTY DEED

This Special Warranty Deed made and entered into this the 11th day of September, 2020, by and between **THE MUSIC CITY USA PROPERTY OWNERS ASSOCIATION, INC.,** a Tennessee non-profit corporation, hereinafter called the Grantor, and **WYNDHAM VACATION RESORTS, INC.**, a Delaware corporation, hereinafter called the Grantee,

WITNESSETH:

For and in consideration in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has bargained and sold, and by these presents does grant, convey, and set over unto the Grantee herein named, its successors and assigns, the following property, lying in Davidson County, Tennessee, described as follows:

See Exhibit "A" attached hereto for description of property

Being the same property acquired by the Grantor herein by Trustee's Deed dated

June 19, 2020, from Joe M. Looney, Trustee, recorded on June 23, 2020 at 10:38

A.M., as Instrument No. 20200623-0067442, Davidson County, Tennessee.

The property interests described on Exhibit "A" attached hereto were created and exist under the Declaration of Covenants, Conditions, and Restrictions for Fairfield Nashville at Music City USA, recorded in Deed Book 9546, page 213, and the Amended and Restated Declaration of Horizontal Property Regime Covenants, Conditions, and Restrictions for Fairfield Nashville at Music City USA recorded in Deed Book 9665, page 769, Register's Office, Davidson County, Tennessee.

The property interests conveyed are those undivided interests in the units and buildings identified on Exhibit "A" as tenants in common with other undivided interest owners of said units as defined in and subject to the Declaration of Covenants, Conditions, and Restrictions

This instrument prepared by:
Looney, Looney & Chadwell, PLLC, Attorneys
156 Rector Avenue, Crossville, Tennessee 38555
C1/e:fairfield/nashville/special warranty deed to wyndham on 6-19-20 sale

Parcel ID No. 062 00 0 037.00

for Fairfield Nashville at Music City USA, of record at Book 9546, page 213, et seq., and the Amended and Restated Declaration of Horizontal Property Regime Covenants, Conditions, and Restrictions for Fairfield Nashville at Music City USA, as recorded in Deed Book 9665, page 769, in the Office of the Register of Davidson County, Tennessee.

The property interests conveyed are more fully described in the Deeds and Notices of Lien described on Exhibit "A" attached hereto, the contents of which are incorporated herein by reference as if copied verbatim and fully described herein.

To have and to hold the above described tract or parcel of land unto the Grantee herein named, its successors and assigns, in fee simple, forever.

The Grantor covenants that said land is unencumbered by any act of the grantor; that the Grantor has a good and lawful right to convey the same; and, that the Grantor will warrant and defend the title thereto against the lawful claims of all persons whomsoever claiming by, through or under the Grantor, but not otherwise.

EXECUTED this the 11th day of September, 2020.

The Music City USA Property Owners Association, Inc.

By _____

Name: Ramona Harrington

Title: Authorized Agent

State of Florida)
)
County of Orange)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Ramona Harrington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Authorized Agent, of **The Music City USA Property Owners Association, Inc.**, a corporation, and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

WITNESS my hand and signature on this the 11 day of September, 2020.

NOTARY PUBLIC

My commission expires: FEB 0 3 2024

Maria Carolina Umanes
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG954222
Expires 2/3/2024

The name and address of a property owner is:

Wyndham Vacation Resorts, Inc.
6277 Sea Harbor Drive
Orlando, Florida 32821

The name and address of the person or entity responsible for the payment of real property taxes is:

Same

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $38,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me on this 24th day of Sept., 2020.

RHONDA S. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

My commission expires: 3/9/22

Rhonda S. Wyatt
NOTARY PUBLIC

EXHIBIT "A"

	Current Owner	Undivided Interest	Building No.	Deed Recording Reference	Lien Recording Reference
1.	Billie Lee Harrison (199508383)	84,000/136,227,000	10	10494/207	20200206-0013789
2.	Vicki Keene Tackett (59503482)	154,000/136,227,000	10	20120613-0051933	20200206-0013790
3.	Jeffrey A. Coyne (59603050)	42,000/136,227,000	10	20171207-0125124	20200206-0013791
4.	Harold L. Martinez (199604679)	77,000/136,227,000	11	20011207-0134932	20200206-0013792
5.	James A. Farmer and Brenda Farmer (190525204)	105,000/117,880,000	12	20060731-0092495	20200206-0013793
6.	Steven Michael Santinelli (191109420)	84,000/117,880,000	14	20141002-0097445	20200206-0013794
7.	The Shockey Family Vacation Trust dated June 1, 2014 (50200138)	84,000/117,880,000	15	20151015-0104868	20200206-0013795
8.	RESERVED				
9.	Margaret A. Mefford and Raymond F. Mefford (59715565)	28,000/117,880,000	16	11247/492	20200206-0013797
10.	Vance R. Kane, DMD and Cynthia M. Kane (199918285)	105,000/117,880,000	17	20000516-0049172	20200206-0013798
11.	RESERVED				
12.	F. Mulero Enterprises, LLC (441230257)	84,000/117,880,000	19	20181015-0101661	20200206-0013800
13.	Katelyn Beauregard and Gesner Gomez (59805317)	105,000/117,880,000	19	20180517-0047306	20200206-0013801

EXHIBIT "A"

	Current Owner	Undivided Interest	Building No.	Deed Recording Reference	Lien Recording Reference
14.	Jennifer Francis (199815788)	84,000/117,880,000	21	20140702-0057986	20200206-0013802
15.	Thomas C. Richards and Sylvia A. Richards (199818253)	105,000/117,880,000	21	11577/547	20200206-0013803
16.	RESERVED				
17.	Mary E. Newsome and Lance Newsome (50112572)	77,000/116,644,000	23	20180329-0029464	20200206-0013805
18.	Kalec Chur Vang and Choua Isabelle Kong Soung-Vang (190200790)	154,000/116,644,000	23	20141027-0098584	20200206-0013806
19.	Kim Elizabeth Birkmeyer and Vanessa Sue Steele (190715995)	238,000/117,880,000	25	20080910-0092672	20200206-0013807