SPECIAL WARRANTY DEED



O-VC-20-187-44

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 549395 **DEEDWARRSP**
01/07/2021 11:31:52 AM 2 pgs
Fees: $13.00 Taxes: $1,381.21

20210107-0003324

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Ryan Muskar and Debra Muskar	**CrossCountry Mortgage, Inc**	
(NAME)	(NAME)	**114-12-4A-012.00-CO**
187 Stonecrest Drive	**6850 Miller Rd.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Brecksville, OH 44141**	
(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 **RYAN MUSKAR AND DEBRA MUSKAR, 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 No. 44, 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, Instrument No. 20190123-0006687 and Instrument No. 20190607-0054759and being shown on Plat attached thereto as Exhibit "C", 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 by Quitclaim Deed from MS Development Partnership, a Tennessee General Partnership of record in Instrument No. 20210107-0003323, Register's Office for Davidson County, Tennessee, dated December 31, 2020.

This conveyance is subject to:

- Taxes for the year 2021 and subsequent years, a lien but 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 20050421-0044398, Instrument No. 20170905-0090767, amended in Instrument No. 20170915-0094659, amended in Instrument No. 20190123-0006687 and amended in 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
- Restrictions of record as Instrument Number 20050421-0044398 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of record in Instrument Number 20170913-0093566, in the Register's Office for Davidson County, Tennessee.
- Restriction for Stormwater Facilities and Systems of record in Instrument Number 20160419-0037869, in the Register's Office for Davidson County, Tennessee.
- Easement for Private Stormwater Management Facilities of record in Instrument Number 20070319-0032638, Instrument No. 20070319-0032705 and Instrument No. 20090522-0047154, 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.
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20180730-0073897, in the Register's Office for Davidson County, Tennessee.

- Water Line Easement of record in Instrument Number 20080428-0042872, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Electric Power Co. of record in Book 787, Page 3, 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: **187 Stonecrest Drive, 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. 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 31 DAY OF DECEMBER, 2020.

Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company

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 31st day of December, 2020.

_____
Notary Public

My Commission Expires: 03/07/2023

WILLIAM E GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

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