SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 565743 DEEDWARRSP
02/01/2021 03:38:13 PM 2 pgs
Fees: $13.00 Taxes: $944.02

20210201-0014528

O-SB-V-21-103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,140.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF ~~FEBRUARY~~ January, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

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)
GALLARDIA PROPERTIES, LLC	**NEW OWNER**	
(NAME)	(NAME)	033-04-0D-139
1720 WEST END AVENUE STE 600		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203		
(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/EATHERLY/MCCLUNG/DEVELOPMENT,LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GALLARDIA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Property located in Goodlettsville, Davidson County, Tennessee;

Being Unit 139, of Dry Creek Commons, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, as amended, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Dry Creek Commons, of record in Instrument No. 20200529-0055770, in the Register's Office of Davidson County, Tennessee. Reference is hereby made to the Plat set forth in Exhibit C of said Declaration for the location of the unit described herein, together with the Limited Common Elements and Private Elements appurtenant thereto as described in said Declaration.

Being a portion of the same property conveyed to Vastland/Eatherly/McClung/Development, LLC by Quitclaim Deed from J. D. Eatherly of record in Instrument No. 20050926-0114844 Register's Office for Davidson County, Tennessee, dated August 22, 2005 and recorded on September 26, 2005.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 388, Plat Book 6250, Page 206, and Plat Book 2133, Page 43, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200529-0055770, and Book 10087, Page 124, 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
- Easement(s) for transmission line of record in Book 1153, Page 652, Book 3223, Page 325, Book 3223, Page 327, in the aforesaid Register's Office.
- Easement(s) for sanitary sewers of record in Book 4472, Page 271, Book 4805, Page 797, Book 5083, Page 272, in the aforesaid Register's Office.
- Subject to a non-exclusive easement for ingress and egress in Book 6448, Page 60, in the aforesaid Register's Office.
- Deed of Dedication of record in Book 6636, Page 832, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

- Subject to the flow of any creeks, streams, or branches across subject property.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- A Deed of Trust by Vastland/Eatherly/McClung/Development, LLC, trustor, to Ronald E. Mayberry, trustee, for the benefit of First Independent Bank, beneficiary, to secure a note in the original amount of $ 900,000.00 secured thereby, dated August 22, 2005, and recorded on September 26, 2005, of record as Instrument Number 20050926-0114845, Register's Office for Davidson County, Tennessee.
- A Deed of Trust by Vastland/Eatherly/McClung/Development, LLC, a Tennessee limited liability company, trustor, to John C. McDearman, III, trustee, for the benefit of Wilson Bank and Trust, beneficiary, to secure a note in the original amount of $ 1,925,497.00 secured thereby, dated June 30, 2020, and recorded on July 02, 2020, of record as Instrument Number 20200702-0071850, Register's Office for Davidson County, Tennessee.
- A Deed of Trust by Vastland/Eatherly/McClung/Development, LLC, trustor, to John C. McDearman, trustee, for the benefit of Wilson Bank and Trust, beneficiary, to secure a note in the original amount of $ 2,200,000.00 secured thereby, dated June 30, 2020, and recorded on July 02, 2020, of record as Instrument Number 20200702-0071852, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **103 Dry Creek Commons Drive Unit, Goodlettsville, Tennessee 37072**.

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 22 DAY OF JANUARY, 2021.

Mack H. McClung,
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MARK 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 CHIEF MANAGER of VASTLAND/EATHERLY/MCCLUNG/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 limited liability corporation as .

Witness my hand and official seal, this the 22 of JANUARY, 2021.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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