SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

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

O-SB-VC-21-101-140

Karen Johnson Davidson County
Batch# 578908 DEEDWARRSP
02/25/2021 01:03:17 PM 2 pgs
Fees: $13.00 Taxes: $952.38

20210225-0024058

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)
Jordan L. Clemons and Zachary Sullivan	**Acopia, LLC**	
(NAME)	(NAME)	
2009 Riverchase Blvd	**306 Northcreek Blvd, Suite 100**	**033-04-0D-140.00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Goodlettsville, TN 37072**	
(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 **JORDAN L. CLEMONS AND ZACHARY SULLIVAN, MARRIED TO EACH OTHER AS JOINT 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 140 of Dry Creek Commons, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Dry Creek Commons of record in Declaration of Covenants, Conditions and Restrictions in Instrument No. 20200529-0055770 and Re-recording in Instrument No. 20200612-0060166, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being a portion of the same property conveyed to Vastland Northcrest Development, LLC by Quitclaim Deed from Vastland/Eatherly/McClung/Development, LLC, dated February 19 and of record in Instrument No. 20210225-0024057 Register's Office for Davidson County, Tennessee.

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 Book 10087, Page 124, Instrument Number 20200529-0055770, being re-recorded in Instrument Number 20200612-0060166, 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 the flow of any creeks, streams, or branches across subject property.

- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- 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: **101 Dry Creek Commons Drive Unit #140, 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; 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 19 DAY OF FEBRUARY, 2021.

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 19th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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