SPECIAL WARRANTY DEED

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

O-SB-V-21-0112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 643987 **DEEDWARRSP**
05/25/2021 02:50:56 PM 2 pgs
Fees: $13.00 Taxes: $983.46

20210525-0070958

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Kyle J. Spalding	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	**033-04-0D-106.00-CO**
112 Dry Creek Commons Dr	**262 Robert Rose Dr, Suite 200**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Murfreesboro, TN 37129**	
(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 **KYLE J. SPALDING, AN UNMARRIED MAN,** 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 106, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Dry Creek Commons of record as Instrument No. 20200529-0055770, and being shown on Plat attached thereto as Exhibit "B", and said plat being re-recorded in Instrument No. 20200612-0060166, 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 the same property conveyed to Vastland Northcrest Development, LLC, a Tennessee limited liability company by Quitclaim Deed from Gallardia Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20210525-0070957, Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on May 25, 2021.

Further 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.

Further being a portion of the same property conveyed to Vastland Eatherly McClung, LLC by Warranty Deed from Spaceport U.S.A., Inc., a Florida Corporation of record in Book 10207, Page 698 Register's Office for Davidson County , Tennessee, dated September 18, 1996 and recorded on September 30, 1996.

This conveyance is subject to:
- Taxes for the year 2021 and thereafter, a lien 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
- Charter-HOA of record in Instrument Number 20200612-0060463, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement Agreement of record in Instrument Number 20190820-0083473, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage and Appurtenances of

record in Instrument Number 20200615-0061038, in the Register's Office for Davidson County, Tennessee.
• 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.
• 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: **112 Dry Creek Commons Dr, 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 21 DAY OF MAY, 2021.

Vastland Northcrest Development, LLC

Mack H. McClung, Sole Member

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 21st of May, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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