SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 749029 **DEEDWARRSP**
11/03/2021 02:20:47 PM 2 pgs
Fees: $13.00 Taxes: $1,082.62

20211103-0147335

O-SB-V-21-113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,600.00.

Samuel Wordlaw Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF OCTOBER, 2021.

PAM SALAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Pam Salas
Notary Public

MY COMMISSION EXPIRES: 7-3-2022

(AFFIX SEAL)

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)
Samuel Wordlaw, Jr. and Elvia Christine Wordlaw	**CrossCountry Mortgage, LLC**	
(NAME) **113 Dry Creek Commons Dr**	(NAME) **6850 Miller Road**	**033-04-0D-134.00CO**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) **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 **SAMUEL WORDLAW, JR. AND ELVIA CHRISTINE WORDLAW, 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. 134 on the Plan of Dry Creek Commons, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20200529-0055770, 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 a portion of the same property conveyed to Vastland Northcrest Development, LLC, by Quitclaim Deed from Vastland/Eatherly/McClung/Development, LLC., dated October 29, 2021 and of record in Instrument No. 20211103-0147334, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20210521-0069685, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 43, Plat Book 6250, Page 388, Plat Book 7900, Page 899 and Plat Book 9700, Page 388, 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, Re-recorded in Instrument No. 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 for Homeowners Association of record in Instrument Number 20200612-0060463, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement Agreement to Madison Suburban Utility District of record in Instrument Number 20190820-0083473, in the Register's Office for Davidson County, Tennessee.
- Restriction in Deed of record in Book 10087, Page 124, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage and Appurtenances Easement Agreement of record in Instrument Number 20200615-0061038, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 1153, Page 652, Book 3223, Page 325 and Book 3223, Page 327, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 4472, Page 271, Book 4805, Page 797 and Book 5083, Page 272, in the Register's Office for Davidson County, Tennessee.

- Ingress and Egress Easement of record in Book 6448, Page 60, in the Register's Office for Davidson County, Tennessee.
- Deed of Dedication of record in Book 6636, Page 832, in the Register's Office for Davidson County, Tennessee.
- Subject to flow of any creeks, streams, or branches across subject property.
- 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: **113 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 29 DAY OF OCTOBER, 2021.

Vastland Northcrest Development, LLC, A Tennessee Limited Liability Company

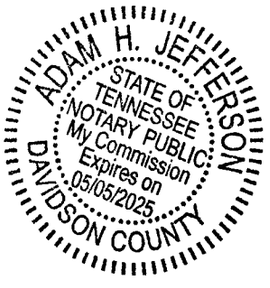
BY: _____
Mack H. McClung
Sole Member

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, A TENNESSEE LIMITED LIABILITY COMPANY 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 29th of October, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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