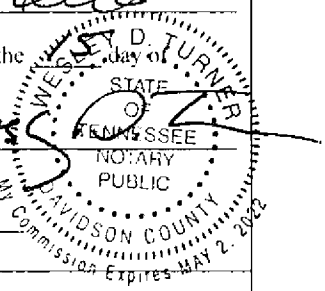
Karen Johnson Davidson County
Batch# 776903 DEEDWARRSP
12/20/2021 01:34:30 PM 6 pgs
Fees: $33.00 Taxes: $5,624.00
20211220-0167895

SPECIAL WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,520,000.00. Subscribed and sworn to before me, this the 17th day of December, 2021. Notary Public My Commission Expires:



THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Vintage Northcreek Phase II, LLC 1118 Lochland Drive Gallatin, TN 37066	Map-Par. 01914001900 Map-Par. 01914002100	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LNS DEVELOPMENT TENNESSEE GENERAL PARTNERSHIP,** a Tennessee general partnership (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **VINTAGE NORTHCREEK PHASE II, LLC**, a Tennessee limited liability company, (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee (the "Property"), to-wit:

See Exhibit A

This is unimproved property known as part of Tax Map-Par. 01914001900 and 01914002100, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns forever. Grantor does hereby release and relinquish unto Grantee, Grantee's successors and assigns forever, all of its right, title and interest in and to said property, and does hereby covenant to and with Grantee, Grantee's successors and assigns, to defend the title to the property herein conveyed, subject to those matters set forth on Exhibit B, against all persons lawfully claiming the same by, through or under Grantor, but not otherwise. 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.

IN WITNESS WHEREOF, the Grantor has executed these presents as of the 15 day of December, 2021.

GRANTOR:

LNS DEVELOPMENT TENNESSEE GENERAL PARTNERSHIP,
a Tennessee general partnership

By: _____
Gurmit Advani, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforementioned, personally appeared Gurmit Advani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of LNS Development Tennessee General Partnership, the within named bargainor, a Tennessee general partnership, and that he as such General Partner, executed the foregoing instrument for

the purpose therein contained, by signing the name of the general partnership by himself as General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 1/3/22

[Affix Official Seal]

JACK F. STRINGHAM II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Property

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 5 on the Final Plat of Northcreek Common Subdivision, Re-Subdivision of Lot 3, of record in Instrument No. 20160908-0094633, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of Northcreek Common Subdivision, Re-Subdivision of Lot 3, of record in Instrument No. 20211130-0158029, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to LNS Development Tennessee General Partnership by deed dated April 29, 2015, from Harry Edward Phillips, Trustee with full power to convey without the necessity of the joinder of any beneficiary, of record in Instrument No. 20150429-0038442, Register's Office for Davidson County.

Exhibit B

1. Taxes for 2021 that have been prorated and will be paid by Grantor.

2. Declaration of Protective Covenants and Owners Association for Northcreek Commons, of record in Book 7118, page 938; First Amendment of record in Book 7245, page 958; Second Amendment of record in Book 8195, page 337; Third Amendment of record in Book 9780, page 183; Fourth Amendment of record in Instrument No. 20050106-0002035; Fifth Amendment of record in Instrument No. 20050113-0004886, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Instrument No. 20160908-0094633, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Instrument No. 20211130-0158029, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Public Utilities Easement to City of Goodlettsville, of record in Book 10079, page 276, Register's Office for Davidson County, Tennessee.

6. Non-Exclusive Easement for Ingress and Egress of record in Book 8654, page 428, Register's Office for Davidson County, Tennessee.

7. Reciprocal Assess and Cross Parking Easement of record in Book 7245, page 968; First Amendment to Reciprocal Access and Cross Parking Easement of record in Book 9901, page 794; Second Amendment of record in Instrument No. 20141212-0114094 and Third Amendment to Reciprocal Access and Cross Parking Easement of record in Instrument No. 20180504-0042542, Register's Office for Davidson County, Tennessee.

8. Inspection and Maintenance Agreement of Private Stormwater Management Facilities to City of Goodlettsville, of record in Instrument No. 20140528-0045887, Register's Office for Davidson County, Tennessee.

9. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Mansker Creek.

10. Easement for the flow of the waters of the Mansker Creek and the rights of the public therein.

11. Rights of upper and lower riparian owners to the flow of the water of Mansker Creek, free from diminution or pollution.

CERTIFICATE OF AUTHENTICITY

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/15/2021.

Date

Affiant Signature

12/15/2021

Date

State of Tennessee)

County of Davidson)

Sworn to and subscribed before me this 15th day of December, 2021.

Notary's Signature

My Commission Expires: 8/19/2025

Date

Notary's Seal (if on paper)

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

726872.1/200736