SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 830649 **DEEDWARRSP**
03/29/2022 01:58:29 PM 2 pgs
Fees: $13.00 Taxes: $1,028.23

20220329-0036338

O-SB-V-21-127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2026 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)
Jeffrey D. Blevins and Deborah D. Blevins	**Wells Fargo Bank NA**	
(NAME)	(NAME)	
4558 West Deer Path Dr	**PO Box 100515**	**033-04-0D-127.00-CO**
(ADDRESS)	(ADDRESS)	
Boise, ID 83714	**Florence, SC 29502-0515**	
(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 **JEFFREY D. BLEVINS AND DEBORAH D. BLEVINS, 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 127, 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 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. Being further conveyeed by Quitclaim Deed from Vastland/Eatherly/McClung/Development, LLC to Vastland Northcrest Development, LLC dated March 23, 2022 and recorded in Instrument Number 20220329-0036337, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, 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.

Witness my/our hand(s) this the 23 day of March, 2022.

Vastland/Eatherly/McClung/Development, LLC

BY: _____
Mack H. McClung
Chief Manager

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 CHIEF MANAGER of VASTLAND/EATHERLY/MCCLUNG/DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 23rd of March, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ADAM H. JEFFERSON DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow
2012 21st Avenue S
Nashville, TN 37212