Davidson County DEEDWARR
Recvd: 01/03/06 11:27 2 pgs
Fees:13.00 Taxes:571.65

20060103-0000493

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of December, 2005.

Notary Public

My Commission Expires: 10/10/08

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Richard Modglin

735 Tulip Grove Rd. , Unit 114
Hermitage, Tennessee

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

Part of 076-00-0-002.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marquis Homes, LLC hereinafter referred to as Grantors, hereby transfers and conveys to Richard Modglin, an unmarried man, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee being Lot No. 8 of Tulip Cove, as shown in Exhibit "B" of Master Deed Plat Plan as record in Instrument No. 20050525-0059119 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said Property.

BEING part of the same property conveyed to MARQUIS HOMES, LLC, by Warranty Deed from MS DEVELOPMENT, of record as Instrument No. 20050822-0099577, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Instrument No. 200505170055768, Register's Office for Davidson County, Tennessee.

Restrictive covenants, Easements, By laws, Charter HOA and Master Deed of record as Instrument No. 200505250059119, said Register's Office.

Easement of record in Book 10413, Page 841 and Book 412, Page 640, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2005, a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 735 Tulip Grove Rd. , Unit 114, Hermitage, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 29th day of December, 2005.

Marquis Homes, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donald R Booth Jr, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he/she/they is/are the Manager Agent of Marquis Homes, LLC (herein called the **"Maker"**), or a constituent of the **Maker** and is/are authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 12/29/2005.

Witness my hand and official seal this 29th day of December, 2005.

Sandra Tomlin
Notary Public

My Commission Expires: _____

SANDRA S. TOMLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXPIRES: FEBRUARY 19, 2007