This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, Tennessee 37203
(615) 522-0140

Davidson County DEEDWARR
Recvd: 06/01/06 13:40 2 pgs
Fees:13.00 Taxes:600.49
20060601-0064511

File No.: **06-1191**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Marquis Homes, LLC., a Tennessee Limited Liability Company, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Cassandra E. Petty, a Single Woman, ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee being Lot 15, a/k/a Unit No. 123, TULIP COVE TOWNHOMES, a Horizontal Property Regime with Private Elements, as shown as Exhibit B, as shown in Instrument No. 20050525005911 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Unit.

Being part of the same property conveyed to Marquis Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Mark H. McClung and James C. Spangler, recorded the 2nd day of February, 2006, in Instrument No. 20060202-0013112, Register's Office for Davidson County, Tennessee. Being also a part of the same property conveyed by Warranty Deed from Richard A. Nelson to MS Development, a Tennessee general partnership composed of Mack H. McClung and James Spangler as recorded on the 10th day of March, 2004 in Instrument No. 20040310-0027449; a part of Warranty Deed from John L. Fox, an unmarried person to Richard A. Nelson, married as recorded on the 10th day of March, 2004 in Instrument No. 20040310-0027446 and a part of Warranty Deed from Dennis Osborne, an unmarried person to John L. Fox, an unmarried person as recorded on the 25th day of May, 1999 in Book 11492, Page 800, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **76-2**
☒ Improved OR
☐ Unimproved property located at: **735 Tulip Grove Rd., Unit 123, Hermitage, TN 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on the **30th** day of **May, 2006**.

Marquis Homes, LLC.

By: **James C Spangler,** It's **Chief Manager**

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James C Spangler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Chief Manager** of **Marquis Homes, LLC.,** the within named bargainor, a Limited Liability Company, and that he/she as such **Chief Manager**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by him/herself as **Chief Manager**.

Witness my hand and Notarial Seal this the **30th** day of **May, 2006**.

Notary Public

My Commission Expires: 9-19-09

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$162,295.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the **30th** day of **May, 2006**.

Notary Public

My Commission Expires: 9-19-09

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **Cassandra E. Petty**

and Address: **735 Tulip Grove Rd., Unit 123, Hermitage, TN 37076**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

CTX Mortgage Company, LLC
P O Box 650269
Dallas, TX 75265-0269