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

File No.: **07-1444**

Davidson County DEEDWARR
Recvd: 02/21/07 08:15 2 pgs
Fees:13.00 Taxes:616.86
20070221-0021177

# SPECIAL WARRANTY DEED

**THIS INDENTURE,** made and entered into this **February 12, 2007** by and between **Marquis Homes, LLC., a Tennessee Corporationlimited liability company, ("Grantor")** parties of the first part, and **Stephanie Powers, an unmarried individual, ("Grantee")** party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 258, NASHBORO VILLAGE AT FAIRWAY POINTE, TRACT 21, PHASE TWO, as shown on plat of record in Plat Book 4660, Page 159 and as shown on amended in Instrument No. 20031118-0168332, 20050222-0018813 and 20050222-0018814, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marquis Homes, LLC by Warranty Deed from Vastland Nashboro Development, LLC dated May 24, 2006 as of record in Instrument Number 20060530-0062847, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

County taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

1)Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NASHBORO VILLAGE AT FAIRWAY POINTE, TRACT 21, PHASE TWO, as recorded in Plat Book 4660, Page(s) 159, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 2)Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4827, Page 14, Book 5469, Page 840, Book 7751, Page 907, Book 11703, Page 520 and Instrument Nos. 20000316-0027171, 20010322-0027768, 20050222-0018813, 20050222-0018814 and 20031118-0168332 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 3)Charter for Homeowners Association recorded in Book 11703, Page 518. 4)Easement granted to NES recorded in Book 11594, Page 298, Book 4821, Page 109, Book 4815, Page 425 and Book 4650, Page 159. 5)Easement for Sewer recorded in Book 7225, Page 239, Book 8870, Page 887 and Book 8870, Page 932. 6)License to use Fitness Center and Swimming Pools recorded at Instrument No. 20020507-0056329. 7)All matters of record in Plat Book 4460, Pages 149 thru 151. 8)Lease to Web Service Co. recorded in Book 10690, Page 327.

Parcel ID #: **135-12-O-R-258-CO**
☒ Improved OR
☐ Unimproved property located at: **2280 Nashboro Blvd, Nashville, TN 37217**

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 our hands on the **12th** day of **February, 2007.**

**Marquis Homes, LLC.**

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

State of **Tennessee**

County of **Davidson**

Before me, the undersigned of the State and County mentioned, personally appeared **James C Spangler** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Chief Manager** of **Marquis Homes, LLC.,** the within named bargainor, a limited liability company, and that such **James C Spangler**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Chief Manager.**

Witness my hand and Seal at office on the **12th** day of **February, 2007.**

Notary Public

My Commission Expires: 10/2/10

ASHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 **$166,720.00** 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 **12th** day of **February, 2007.**

Notary Public

My Commission Expires: 9-13-10

KRISTY J. HORNBURGER
NOTARY PUBLIC AT LARGE
HUMPHREYS COUNTY, TN

**********

Owner's Name: **Stephanie Powers**
and Address: **2260 Nashboro Blvd.**
**Nashville, TN 37217**

Mail tax bills to, (Person or Agency responsible for payment of taxes):
FRANKLIN AMERICAN MORT.
501 Corporate Centre Drive
Franklin, TN 37067