Davidson County DEEDWARR
Recvd: 08/16/07 10:40 2 pgs
Fees:13.00 Taxes:965.70
20070816-0097938

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 261,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of August, 2007.

Notary Public

My Commission Expires: 10/10/09

**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:
Marquis Homes, LLC
1800 Hayes Street,
Nashville, Tennessee 37203

SEND TAX BILLS TO:
NEW OWNER

75-12-F-87
75-12-F-88
75-12-F-89
75-12-F-90
75-12-F-91
75-12-F-92

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, **MS Development, a Tennessee General Partnership** hereinafter referred to as Grantors, hereby transfers and conveys to **Marquis Homes, LLC, a Tennessee limited liability company** hereinafter referred to as Grantee, itsr 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 Unit Nos. 335, 337, 339, 341, 343 and 345 (also known as Tax Parcels 87, 88, 89, 90, 91 & 92) Tulip Cove Townhomes, a Horizontal property Regime with Private Elements as shown on Exhibit B to the Declaration of Covenants and Restrictions of record in Instrument No. 20050525-0059119 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to MS Development, a Tennessee general partnership by deed from Richard A. Nelson of record at Instrument No. 20040310-0027449 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Plan of record in Instrument no. 20050517-0055768 Register's Office for Davidson County, Tennessee.

Restrictive Covenants, By-Laws, Charter and Master Deed of Tulip Cove Townhomes of record in Instrument No. 20050525-0059119 Register's Office for Davidson County, Tennessee.

Easements of record in Book 10413, page 841 and Book 412, page 640 Register's Office for Davidson County, Tennessee.

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 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 prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is unimproved property known as Lots 335, 337, 339, 341, 343 and 345 Tulip Cove, Nashville, 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 13th day of August, 2007.

MS Development, LLC

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Mark McCoy, with whom I am personally acquainted and who proved himself to be the General partner of MS Development, a Tennessee general partnership, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of August, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. [illegible]
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

270800447