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This instrument prepared by:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/07/08 08:51 3 pgs
Fees:18.00 Taxes:817.66
20080407-0034674

File No.: **08-2284**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on the **4th** day of **April, 2008**, by and between **Marquis Homes, LLC., a Tennessee CorporationLimited Liability Company , ("Grantor")**, and **Christian Hanns, an unmarried person, ("Grantee")**,

WITNESSETH: For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, its successors and assigns, 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 No. 1073 on the Plan of Woodbury Townhomes, Phase 1 as established under Master Deed, Exhibit E of record in Instrument No. 20060310-0028278, in the Registers Office of Davidson County, Tennessee To which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Gallardia Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from The Senior Group, a common law business organization, composed solely of Robert R. Krilich, Sr. and Donna R. Krilich, recorded on the 20th day of December, 2004 in Instrument No. 20041220-0151012, in the Registers Office of Davidson County, Tennessee. Further being conveyed from Gallardia Properties, LLC, a Tennessee Limited Liability Company, to Marquis Homes, LLC, a Tennessee Limited Liability Company by Special Corporate Warranty Deed dated April 24th, 2007, and recorded in Instrument No. 20070509-0055851 in the Registers Office of Davidson County, Tennessee.

This conveyance is made subject to:

1)County taxes for the year 2008, 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. 2)Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODBURY TOWNHOMES, PHASE 1, as recorded in Instrument No. 20050216-0017693. 3)Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278 and Instrument Number 20080201-0010772. 4)Charter for Homeowners Association recorded at Instrument No. 20060309-0027744. 5.)Easement for Utilities and Sanitary Sewer recorded in Book 5074, Pages 856 and 945. 6)Storm Water Detention Agreement recorded at Instrument No. 20050118-0005578. 7)Conveyances to State of Tennessee recorded in Book 8083, Pages 534, 541 and 547.

Parcel ID #: **128-12-C-80.00CO**
☒ Improved OR
☐ Unimproved property located at: **1073 Woodbury Falls Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant, warrant and bind itself, its successors and assigns to Grantee, its successors and assigns, that it is lawfully seized in fee simple of the aforedescribed Real Estate; that it has good right to sell and convey the same; that the same is unencumbered and restricted, EXCEPT as set forth herein, and that it, on behalf of itself, its successors and assigns, warrants and shall forever defend the title and quiet possession the title and quiet possession of the Real Estate against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.

Witness our hands on the **4th** day of **April, 2008.**

Marquis Homes, LLC.

By: **John MacCauley, III**
It's: **Division Manager**

State of **Tennessee**

County of **Davidson**

Before me, the undersigned of the State and County mentioned, personally appeared **John MacCauley, III** 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 **Division Manager** of **Marquis Homes, LLC.,** the within named bargainor, a Limited Liability Company, and that such **John MacCauley, III**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the Limited Liability Company as **Division Manager.**

Witness my hand and Seal at office on the **4th** day of **April, 2008.**

Notary Public

My Commission Expires: 3/7/2011

TARA R. KELLEY
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 **$220,900.00** 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 4th day of April, 2008.

Notary Public

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires NOV. 22, 2010

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Owner's Name: **Christian Hanns**

and Address: **1073 Woodbury Falls Drive, Nashville, Tennessee 37221**

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

Same