| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Jamil Branch | SunTrust Mortgage, Inc. | 128-12-0-C-007.00CO |
| 1104 Woodbury Falls Court | P. O. Box 79041 | |
| Nashville, TN 37221 | Baltimore, MD 21279-0041 | |

**THIS INSTRUMENT PREPARED BY:**
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$205,900.00**

Affiant

Subscribed and sworn to before me, this the 27th day of August, 2008.

Notary Public

My Commission Expires: _____
(Affix Seal)

# SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marquis Homes, LLC., a Tennessee Limited Liability Company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Jamil Branch, an unmarried man, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 1104 on the Plan of WOODBURY TOWNHOMES, PHASE I, of record in Instrument 20050216-0017693, and by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278 * Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of such unit.
* and as amended in Instrument No. 20080201-0010772
Being a part of the same property conveyed to Marquis Homes, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Gallardia Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20071105-0130281, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1104 Woodbury Falls Court, Nashville, TN 37221**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **27th** day of **August, 2008.**

**Marquis Homes, LLC.**

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

Davidson County DEEDWARR
Recvd: 09/02/08 11:48 3 pgs
Fees:18.00 Taxes:761.83
20080902-0089524

**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 **27th** day of **August, 2008.**

Notary Public

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAY 8, 2012

**EXHIBIT B**

**Permitted Exceptions**

1. Property 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. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODBURY TOWNHOMES, as recorded in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.

4. Storm Water Dentention Agreement of record in Instrument No. 20050118-0005578, Register's Office for Davidson County, Tennessee.

5. Charter for the homeowners association of record in Instrument No. 20060309-0027744, Register's Office for Davidson County, Tennessee.

6. Deed to the State of Tennessee of record in Book 8083, page 534, Book 8083, page 541 and Book 8083, page 547, Register's Office for Davidson County, Tennessee.

7. Utilities and Sanitary Sewer Easements of record in Book 5074, page 856 and Book 5074, page 945, Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278 and Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee.

9. By-Laws of record in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee.