Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maria L Ashby	W.R. Starkey Mortgage, LLP.	114-12-0-A-110.00CO
325 Stonecrest Way	5055 W. Park Blvd, Suite 300	
Nashville, TN 37209	Plano, TX. 75093	

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$208,132.00**

Maria Lynn Ashby
Affiant

Subscribed and sworn to before me, this the 29th day of January, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

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 **Maria L Ashby, a Single Woman, ("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 Lot No. 110 on the Plan of STONERIDGE TOWNHOMES, PHASE II, as shown on plat recorded as Exhibit B in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352, and amended in Instrument No. 20080715-0072550, Register's Office for 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, a Tennessee Limited Liability Company, by Special Warranty Deed from MS Development Partnership, a Tennessee General Partnership, dated October 7, 2008, of record in Instrument No. 20081017-0104504, Register's Office for Davidson County, Tennessee.

This is improved property located at: **325 Stonecrest Way, Nashville, TN 37209**

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 **29th** day of **January, 2009.**

Davidson County DEEDWARR
Recvd: 02/02/09 12:13 3 pgs
Fees:18.00 Taxes:770.09
20090202-0008655

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 **29th** day of **January, 2009.**

Notary Public

My Commission Expires:

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

My Commission Expires MAY 8, 2012

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2009, 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 STONERIDGE, PHASE II, as recorded in Exhibit B of Instrument No. 20060721-0088352, and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050421-0044398, and amended in Instrument No. 20060721-0088352, Instrument No. 20080201-0010773 and Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee.

5. Easement to Tennessee Electric Power Company of record in Book 787, page 3, Register's Office for Davidson County, Tennessee.

6. Easement of record in Instrument No. 20050510-0052716, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Instrument No. 20080219-0015527, Register's Office for Davidson County, Tennessee.

8. Waterline Easement of record in Instrument No. 20080428-0042872, Register's Office for Davidson County, Tennessee.

9. Parking Lot Easement of record in Instrument No. 20080428-0042873, Register's Office for Davidson County, Tennessee.

10. Agreement for allowance of Trailorhouse of record in Book 3067, page 471, Register's Office for Davidson County, Tennessee.

11. Sewer and Drainage Easement to Metropolitan Government of record in Instrument No. 20070319-0032705, Register's Office for Davidson County, Tennessee.