Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan D Radtke	WR Starkey Mortgage, LLP	075-12-0-F-079.00CO
735 Tulip Grove Rd, #207	5055 W Park Blvd, Ste 300	
Hermitage, TN 37076	Plano, TX 75093	

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 **$134,557.00**

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2009.

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 **Ryan D Radtke, a ~~Married~~ Man, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit: *unmarried

Land in Davidson County, Tennessee being Lot 79, AKA UNIT 207, TULIP COVE TOWNHOMES, as shown on plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Marquis Homes, LLC, a Tennessee limited liability company by Warranty Deed from MS Development, a Tennessee general partnership, composed of Mack H McClung and James Spangler, dated May 16, 2008, of record in Instrument No. 20080612-0060832, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **735 Tulip Grove Rd, #207, Hermitage, TN 37076**

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 **February, 2009.**

Marquis Homes, LLC.

By: **James C Spangler**
Its: **Chief Manager**

Davidson County DEEDWARR
Recvd: 03/03/09 10:24 3 pgs
Fees:18.00 Taxes:497.86
20090303-0018623

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 **27th** day of **February, 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 Lot 79 AKA UNIT 207, TULIP COVE TOWNHOMES, a Horizontal Property Regime with Private Elements as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050525-0059119 and Instrument No. 20080103-0000699.
5. Sanitary Sewer Easement of recorded in Book 4123, Page 640.
6. Utility Codes Letter for Detached Structure recorded in Book 10413, Page 841.
7. Boundary Survey recorded at Instrument No. 20050517-0055768.