| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Daniel Barton Masters | WR Starkey Mortgage, LLP | Part of 114-209.02 |
| 327 Stonecrest Way | 5055 W Park Blvd, Ste 300 | |
| Nashville, TN 37209 | Plano, TX 75093 | |

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

BILL GARRETT, Davidson County
Trans:T20090022040 DEEDWARR
Recvd: 04/03/09 08:23 3 pgs
Fees:18.00 Taxes:757.02
20090403-0030056

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$204,600.00**

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2009.

Notary Public

My Commission Expires:
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

# 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 **Daniel Barton Masters and Emily W Masters, husband and wife, ("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. 109 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 part of 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 OR ☐ Unimproved property located at: **327 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 **31st** day of **March, 2009.**

**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 **31st** day of **March, 2009.**

Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

**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 Instrument No. 20060721-0088352, and amended in Instrument No. 20080715-00782550.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050421-0044398, Instrument No. 20060721-0088352, Instrument No. 20080201-0010773 and Instrument No. 20080715-0072550.

5. Easement to Tennessee Electric Power Company of record in Book 787, page 3.

6. Easement of record in Instrument No. 20050510-0052716.

7. Storm Water Detention Agreement of record in Instrument No. 20080219-0015527.

8. Water Line Easement of record in Instrument No. 20080428-0042872.

9. Parking Lot Easement of record in Book 20080428-0042873.

10. Agreement for allowance of a trailorhouse of record in Book 3067, page 471.

11. Sewer and Drainage Easement to Metropolitan Government of record in Book 20770319-0032705.