Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan David Moss	Primelending, a Plainscapital Co.	135-12-0-E-263.00CO
2724 Nashboro Blvd #263	18111 Preston Rd, Ste 900	
Nashville, TN 37217	Dallas, TX. 75252	

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 **$144,900.00**

Affiant

Subscribed and sworn to before me, this the 16th day of June, 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

BILL GARRETT, Davidson County
Trans:T20090040143 DEEDWARR
Recvd: 06/16/09 15:35 3 pgs
Fees:18.00 Taxes:536.13
20090616-0056061

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 **Jonathan David Moss, 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 263 on the Plan of NASHBORO VILLAGE AT FAIRWAY POINTE, TRACT 21, PHASE TWO, as shown on plat of record in Plat Book 4660, page 159 and amended in Instrument No 20050222-0018814, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Marquis Homes, LLC by Warranty Deed from Vastland Nashboro Development, LLC dated March 6, 2007 as of record in Instrument Number 20070420-0047469, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2724 Nashboro Blvd #263, Nashville, TN 37217**

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 **16th** day of **June, 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 **16th** day of **June, 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 NASHBORO VILLAGE AT FAIRWAY POINTE, TRACT 21, PHASE TWO, as recorded in Plat Book 4660, Page(s) 159, and amended in Instrument No. 20050222-0018814.

4. Declaration of Covenants, Conditions and Restrictions of record Book 4827, Page 14, Book 5469, Page 840, Book 7751, Page 907, Book 11703, Page 520 and Instrument Nos. 20000316-0027171, 20010322-0027768, 20050222-0018813, 20050222-0018814 and 20031118-0168332.

5. Charter for Homeowners Association recorded in Book 11703, Page 518.

6. Easement granted to NES recorded in Book 11594, Page 298, Book 4821, Page 109, Book 4815, Page 425 and Book 4650, Page 159.

7. Sewer Line Easement of record in Book 7225, Page 239, Book 8870, Page 887 and Book 8870, Page 932.

8. License to use Fitness Center and Swimming Pools recorded at Instrument No. 20020507-0056329.

9. All matters of record in Plat Book 4460, Pages 149 thru 151.

10. Lease to Web Service Co. recorded in Book 10690, Page 327.