Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James R Stephens	WR Starkey Mortgage, LLP	114-12-0-A-076.00
336 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$182,250.00**

Affiant

Subscribed and sworn to before me, this the 17th day of July, 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 **James R Stephens, 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 Lot No. 76 on the Plan of Stoncridge Townhomes, Phase II, as shown on plat of record in Exhibit B in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352 and amended in Instrument No. 20080715-0072550, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being a part of the same property conveyed to Marquis Homes, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from MS Development Partnership, G.P., a Tennessee General Partnership, dated November 14, 2008, of record in Instrument No. 20081202-0116820, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **336 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 **17th** day of **July, 2009.**

Marquis Homes, LLC.

By: **James C Spangler**
It's: **Chief Manager**

BILL GARRETT, Davidson County
Trans:T20090048942 DEEDWARR
Recvd: 07/21/09 08:48 3 pgs
Fees:18.00 Taxes:674.33
20090721-0068106

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 **17th** day of **July, 2009.**

Notary Public

My Commission Expires: 05

A. R. TURNER
STATE
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. Declaration of Covenants, Conditions and Restrictions recorded in Instrument Number 20050421-0044398, Instrument Number 20060721-0088352, Instrument Number 20080201-0010773 and Instrument No. 20080715-0072550.

4. Liability as to taxes resulting from supplemental, revised or correction assessment pursuant to the provisions of Tennessee Code Ann 67-5-603 et seq.

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

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

7. Agreement for Allowance of a Trailorhouse of record in Book 3067, Page 471, Register's Office for Davidson County, Tennessee.

8. Parking Easement of record in Instrument No. 20080428-0042873, Register Office for Davidson County, Tennessee.

9. Water Line Easement of record in Instrument No. 20080428-0042872, Register's Office for Davidson County, Tennessee.

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

11. Easement as of record in Instrument Number 20050510-0052716, Register's Office for Davidson County, Tennessee.