Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Suzanne Parks Hurd	WR Starkey Mortgage, LLP	128-12-0-C-061.00CO
1052 Woodbury Falls Dr	5055 West Park Blvd	
Nashville, TN 37221	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 **$211,074.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20090055827 DEEDWARR
Recvd: 08/17/09 08:36 3 pgs
Fees:18.00 Taxes:780.97
20090817-0076807

Subscribed and sworn to before me, this the 14th day of August, 2009.

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

Notary Public

My Commission Expires: 1/30/2012
(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 **Suzanne Parks Hurd, a Married 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 1052, WOODBURY, PHASE 1, as shown on plat of record in Instrument No. 20050216-0017693, and Amended in Instrument No. 20060310-0028278, 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 Warranty Deed from Gallardia Properties, LLC, a Tennessee limited liability company, dated July 30, 2008, of record in Instrument No. 20080806-0080962 and Scrivener's Affidavit in Instrument No. 20081106-0110632, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1052 Woodbury Falls Dr, Nashville, TN 37221**

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 **14th** day of **August, 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 **14th** day of **August, 2009.**

Tina Hawkins
Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 1/30/2012

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 WOODBURY TOWNHOMES, PHASE 1, as recorded in Instrument No. 20050216-0017693, Amended in Instrument No. 20060310-0028278.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278, and Instrument No. 20080201-0010772.

5. By Laws of record in Instrument No. 20060310-0028278.

6. Charter for Homeowners Association of recorded in Instrument No. 20060309-0027744.

7. Easement for Utilities and Sanitary Sewer of record in Book 5074, Pages 856 and Book 5074, Page 945.

8. Storm Water Detention Agreement of record in Instrument No. 20050118-0005578.

9. Conveyances to State of Tennessee of record in Book 8083, Pages 534, Book 8083, Page 541 and Book 8083, Page 547.

