Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kimberly Baxter 1124 Woodbury Falls Ct Nashville, TN 37221	WR Starkey Mortgage, LLP 5055 W Park Blvd, Ste 300 Plano, TX 75093	128-12-0-C-017.00

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 **$173,732.00**

Affiant

Subscribed and sworn to before me, this the 12th day of November, 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 **Kimberly Baxter, an unmarried 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 No. 1124 on the Plan of Woodbury Townhomes, Phase 1, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050216-0017693, and amended in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Marquis Homes, LLC., a Tennessee Limited Liability Company, by Corporate Special Warranty Deed from Gallardia Properties, LLC, a Tennessee limited liability company, dated September 22, 2008, of record in Instrument No. 20081001-0099677, in the Register's Office of Davidson County, Tennessee

This is ☒ Improved OR ☐ Unimproved property located at: **1124 Woodbury Falls Ct, 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 **12th** day of **November, 2009.**

Marquis Homes, LLC.

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

BILL GARRETT, Davidson County
Trans: T20090077991 DEEDWARR
Recvd: 11/16/09 15:42 3 pgs
Fees: 18.00 Taxes: 642.81

20091116-0105551

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 **12th** day of **November, 2009.**

Notary Public

My Commission Expires: _____

A. R. TURNEF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 9, 2012

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, 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 GRANTORS 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 and amended in Instrument No. 20060310-0028278.

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

5. Charter for Homeowners Association recorded at Instrument No. 20060309-0027744.

6. Easement for Utilities and Sanitary Sewer of record in Book 5074, page 856 and Book 5074, page945.

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

8. Conveyances to State of Tennessee of record in Book 8083, pages 534, Book 8083, page 541 and Book 8083, page 547.