# QUIT CLAIM DEED

**This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Trustland Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.**

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Marquis Homes, LLC.<br>1800 Hayes Street<br>Nashville, Tennessee 37203 | New Owner | 075-12-0-F-048.00 |

**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 $-0-

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2010.

Notary Public

My Commission Expires: _____
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20100032694 DEEDQC
Recvd: 06/01/10 11:01 3 pgs
Fees:17.00 Taxes:0.00
20100601-0041758

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **SOUTHERN BUSINESS CONSULTANTS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **MARQUIS HOMES, LLC., A TENNESSEE LIMITED LIABILITY COMPANY,** called the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit::

**SEE EXHIBIT "A" ATTACHED HERETO**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

**IN WITNESS WHEREOF**, this instrument has been executed this 28th day of May, 2010.

**SOUTHER BUSINESS CONSULTANTS, LLC.,**
**a Tennessee limited liability company**

BILLY E. LOWE, MANAGER

By: _____

It's: _____

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared BILLY E. LOWE, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the MANAGER of Southern Business Consultants, LLC., the within named bargainor, a limited liability company, and that he as such MANAGER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by the said LIMITED LIABILITY COMPANY as it's MANAGER.

Witness my hand and official seal at office, this 28th day of May, 2010.

_____
Notary Public

My commission expires: _____

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

Escrow No.: 10-3122

# EXHIBIT "A"

## LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 48 a.k.a Unit 315, TULIP COVE TOWNHOMES, as shown on the plat recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Tulip Cove Homeowners Association, Inc., of record in Instrument No. 20050525-0059119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Southern Business Consultants, LLC., a Tennessee Limited Liability Company, by Special Warranty Deed from MS Development Partnership, a Tennessee general partnership composed of Mack H. McClung and James Spangler, dated March 3, 2010, of record in Instrument No. 20100303-0016342, and corrected in Scriveners Affidavit, dated April 19, 2010, record in Instrument No. 20100420-0029665, Register's Office for Davidson County, Tennessee.