RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brittany M. Klein Darrell P. Klein 735 Tulip Grove Road, #307 Hermitage, TN 37076	Franklin American Mortgage 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	075-12-0-F-052.00CO

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 **$120,830.00**

Brittany M Klein
Affiant
Subscribed and sworn to before me, this the 29th day of June, 2010.

Notary Public

My Commission Expires: _____
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20100040179 DEEDWARRSP
Recvd: 07/01/10 09:29 2 pgs
Fees:13.00 Taxes:447.07
20100701-0051410

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 4, 2013

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 **Brittany M. Klein and Darrell P. Klein, Tenants in Common With Rights of Survivorship, ("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., 52 a.k.a Unit 307, TULIP COVE TOWNHOMES, as shown on the Plat recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions filed of record in Instrument No. 20050525-0059119, Register's Office for Davidson County, Tennessee, to which plat 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 Warranty Deed from MS Development Partnership, a Tennessee general partnership composed of Mack H. McClung and James Spangler, dated April 15, 2010, of record in Instrument No. 20100416-0028957, and further conveyed to Marquis Homes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Southern Business Consultants, LLC., a Tennessee limited liability company, dated June 29, 2010, of record in Instrument No. 20100701-0051409, Register's Office for Davidson County, Tennessee.

This is improved property located at: **735 Tulip Grove Road, #307, Hermitage, TN 37076**
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 **29th** day of **June, 2010.**

Marquis Homes, LLC.

By: **James C Spangler**
Its: **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 **29th** day of **June, 2010.**

Notary Public

My Commission Expires: 7-20-2011

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF PERRY

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 prorated 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. All matters shown on the plat of TULIP COVE TOWNHOMES, a Horizontal Property Regime with Private Elements as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions or Tulip Cove Homeowners Association, Inc., of record in Instrument No. 20050525-0059119, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050525-0059119 and Instrument No. 20080103-0000699, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer Easement of recorded in Book 4123, Page 640, Register's Office for Davidson County, Tennessee.

6. Utility Codes Letter for Detached Structure recorded in Book 10413, Page 841, Register's Office for Davidson County, Tennessee.

7. Boundary Survey recorded at Instrument No. 20050517-0055768, Register's Office for Davidson County, Tennessee.