| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Shelley D. McDaniel<br>1132 Woodbury Falls Court<br>Nashville, TN 37221 | Fidelity Bank<br>D/B/A Fidelity Bank<br>3 Corporate Square,<br>Atlanta, GA 30329 | 128-12-0-C-021.00CO<br>MTg.<br>SUite 700 |

**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 **$159,900.00**

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2010.

Notary Public

My Commission Expires: 7-20-20
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20100074717 DEEDWARRSP
Recvd: 11/24/10 15:07 3 pgs
Fees:18.00 Taxes:591.63
20101124-0094347

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

# 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 **Shelley D. McDaniel, a single 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. 1132 on the Plan of WOODBURY TOWNHOMES, PHASE I, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase I, of record in Instrument No. 20050216-0017693, amending the P.U.D. Boundary Plat for Woodbury, A Planned Unit Development, of record in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being part of the same property conveyed to Gallardia Properies, LLC., a Tennessee Limited Liability Company by Warranty Deed from The Senior Group, a common law business organization, composed of Robert R. Krilich,Sr. and Donna R. Krilich, dated December 7, 2004, recorded in Instrument No. 20041220-0151012 and further conveyed to Marquis Homes, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Gallardia Properties, LLC, a Tennessee Limited Liability Company, dated July 7, 2010, of record in Instrument No. 20100719-0056434, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1132 Woodbury Falls Court, 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.

**EXHIBIT B**

**Permitted Exceptions**

1. Property taxes for the year 20101, 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 WOODBURY TOWNHOMES, recorded as Exhibit "E" in 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.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278 and amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee.

5. Charter for the Woodbury Homeowners Association recorded at Instrument No. 20060309-0027744, Register's Office for Davidson County, Tennessee.

6. Utility and Sewer Easements of record in Book 5074, Page 856 and Book 5074, Page 945, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement recorded at Instrument No. 20050118-0005578, Register's Office for Davidson County, Tennessee.

8. Deeds to State of Tennessee recorded in Book 8083, Page 534, Book 8083, page 541 and Book 8083, page 547, Register's Office for Davidson County, Tennessee.

9. By-Laws of record in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **22nd** day of **November, 2010.**

**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 **22nd** day of **November, 2010.**

Notary Public

My Commission Expires: 7-20-2011

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