BILL GARRETT, Davidson County
Trans:T20110019992 DEEDWARR
Recvd: 04/05/11 14:57 3 pgs
Fees:18.00 Taxes:88.80
20110405-0026365

When recorded return to:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:

Marquis Homes, LLC
1700 Hayes Street, Suite 102
Nashville, Tennessee 37203

From Information Furnished By
The Parties

Map and Parcel:
162-2-A-056.00 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SPENCER HILL HOMES, LLC, a Tennessee Limited Liability Company,** has this day bargained and sold and does hereby transfer and convey unto **MARQUIS HOMES, LLC, a Tennessee Limited Liability Company,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

BEING all of Lot No. Fifty Six (56) on the Final Plat, Section Two, Spencer Hill, according to Plan of record in Instrument Number 20071115-0134114, and in Book 3700, page 59, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING a portion of the same property conveyed to Spencer Hill Homes, LLC, a Tennessee Limited Liability Company, by deed from First Bank, a Tennessee Banking Corporation, dated October 22, 2010, appearing of record in Instrument Number 20101027-0085968, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Restrictions contained in Instrument Number 20070530-0064097, and amended in Instrument Number 20101213-0099002; Reservations, exceptions, covenants, conditions, restrictions, agreements, easements, setback lines and other matters of record; Zoning regulations and other governmental laws, rules, regulations, codes, orders and directives affecting the Property; Streets, right-or ways and highways encumbering the Property; Unrecorded easements, discrepancies, boundary line disputes, overlaps, shortages in area, encroachments and other matters that would be revealed by an accurate survey or inspection of the Property; Subordination Agreement of record in Instrument Number 20090122-0005470; Easements of record in Book 4135, page 444; Subject to Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4198, page 824; Stormwater Detention agreement of record in Instrument Number 20060821-0102706; and to any and all matters shown on said plan of record in Instrument Number 20071115-0134114, and in Book 3700, page 59; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MARQUIS HOMES, LLC, a Tennessee Limited Liability Company,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is un-encumbered, except for the lien of the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 4th day of April, 2011.

SPENCER HILL HOMES, LLC
A Tennessee Limited Liability Company

BY: _____
John D. Floyd, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **John D. Floyd,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager** of **SPENCER HILL HOMES, LLC, a Tennessee Limited Liability Company**, the bargainor, and that he as such **Chief Manager**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **Chief Manager**.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 4th day of April, 2011.

_____
NOTARY PUBLIC
My Commission Expires: 2/18/13

SHERI L. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXP. FEBRUARY 18, 2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $24,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 4th day of April, 2011.

NOTARY PUBLIC
My Commission Expires: 2/18/13

SHERI L. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXP. FEBRUARY 18, 2013