Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Angelo G. Graziano &Claudia Casilla Arrieta 612 Hays Blackman Loop Antioch, TN 37013	**SWBC Mortgage Co.** **9311 San Pedro, #100** **San Antonio, TX 78216** **Loan#000148915**	162-02-0A-036.00 CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
#BII-1058

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$131,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2011.

Notary Public

My Commission Expires: _____
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

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 **Angelo G. Graziano and Claudia Casilla Arrieta, husband and wife, ("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 36, SECTION 2, SPENCER HILL, as shown on plat of record in Instrument No. 20071115-0134114, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Spencer Hill Homes, LLC, a Tennessee Limited Liability Company to Marquis Homes, LLC, a Tennessee Limited Liability Company as recorded on the 23rd day of February, 2011 in Instrument No. 20110223-0014661; part of Special Warranty Deed from First Bank, a Tennessee banking corporation to Spencer Hill Homes, LLC, a Tennessee limited liability company as recorded on the 27th day of October, 2010 in Instrument No. 20101027-0085968 and part of Successor Trustee's Deed from Charles S. Sanger, Successor Trustee to First Bank, a Tennessee banking corporation as recorded on the 27th day of January, 2009 in Instrument No. 20090127-0007164, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **612 Hays Blackman Loop, Antioch, TN 37013**

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.

BILL GARRETT, Davidson County
Trans:T20110046778 DEEDWARRSP
Recvd: 08/02/11 08:53 3 pgs
Fees:18.00 Taxes:484.70
20110802-0059076

IN WITNESS WHEREOF, Grantor has executed this instrument on this **29th** day of **July, 2011.**

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 Tennessee corporation, and that such **James C. Spangler**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **Chief Manager.**

Witness my hand and Seal at office on the **29th** day of **July, 2011.**

Notary Public

My Commission Expires: _____

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2011, 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 Final Plat of Spencer Hill, Section Two, as recorded in Instrument No. 20071115-0134114, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 4003, page 11, Book 4158, page 42, Book 4178, page 738 and Instrument No. 20070530-0064097, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Instrument No. 20060821-0102706, Register's Office for Davidson County, Tennessee.

6. Deed to Metropolitan Government of record in Book 4135, page 444 and Book 4198, page 824, Register's Office for Davidson County, Tennessee.

7. All matters shown on the plat of record in Plat Book 3700, pages 59 and 135, Register's Office for Davidson County, Tennessee.