Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Juan R. Aleman Nora Aleman 5025 Luker Lane Antioch, TN 37013	New Owner	162-2-A-056.00

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

BILL GARRETT, Davidson County
Trans:T20120004984 DEEDWARR
Recvd: 01/23/12 08:27 2 pgs
Fees:13.00 Taxes:521.70
20120123-0005903

STATE OF FLORIDA
COUNTY OF _____
The actual consideration or value, whichever, is greater, for this transfer is **$141,000.00**

Affiant

Subscribed and sworn to before me, this the 20th day of January, 2012.

Notary Public

My Commission Expires: _____
(Affix Seal)

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

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 bargained and sold, and does hereby bargain, sell, transfer and convey unto **Juan R. Aleman and Nora Aleman, husband and wife, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being all of Lot No. Fifty Six (56) on the Final Plat, Section Two, Spencer Hill, according to Plan of record in Instrument No. 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 the same property conveyed to Marquis Homes, LLC., a Tennessee Limited Liability Company, by Warranty Deed from Spencer Hill Homes, LLC., a Tennessee Limited Liability Company, dated April 4, 2011, of record in Instrument No. 20110405-0026365, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2012, 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) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **5025 Luker Lane, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **20th** day of **January, 2012.**

Marquis Homes, LLC.

By: **James C. Spangler**
It's **Chief Manager**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James C. Spangler**, 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 **Marquis Homes, LLC.**, the within named bargainor, a limited liability company, and that he/she as such **Chief Manager**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Chief Manager**.

Witness my hand and Official Seal this the **20th** day of **January, 2012.**

Notary Public

My Commission Expires:



My Commission Expires MAR. 4, 2013