Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kris R. Thorngren Sally S. Thorngren 117 Dekewood Drive Old Hickory, TN 37138	NEW OWNER OF RECORD	075120F05300CO

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 **$104,990.00**

Affiant

Subscribed and sworn to before me, this the 6th day of March, 2012.

Notary Public

My Commission Expires: _____
(Affix Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 104,990.00
Affiant
Subscribed and sworn before me this the
9 Day of March, 2012.
Abby Anna, Deputy Register

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 **Kris R. Thorngren and Sally S. Thorngren, husband and wife, ("Grantee")**, and Grantee's 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. 53 a.k.a. Unit 305, 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 Marquis Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed from Southern Business Consultants, LLC, a Tennessee limited liability company, dated March 6, 2012, of record in Instrument Number 20120309-0020834, recorded in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **735 Tulip Grove Road, Unit 305, 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.

BILL GARRETT, Davidson County
Trans:T20120017667 DEEDWARRSP
Recvd: 03/09/12 14:07 2 pgs
Fees:13.00 Taxes:388.46
20120309-0020835

IN WITNESS WHEREOF, Grantor has executed this instrument on this **6th** day of **March, 2012.**

Marquis Homes, LLC.

By: **Mack H. McClung**
It's: **Chief Manager**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Mack H. McClung** 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 Limited Liability Company, and that such **Mack H. McClung**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the Tennessee Limited Liability Company as **Chief Manager.**

Witness my hand and Seal at office on the **6th** day of **March, 2012.**

Notary Public

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12-03-13

EXHIBIT B

Permitted Exceptions

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. 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. Liability as to taxes resulting from supplemental, revised or correction assessment pursuant to the provisions of Tennessee Code Ann 67-5-603 et seq.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TULIP COVE, as recorded in Exhibit "B" of Instrument No. 20050525-0059119 and Boundary Survey at Instrument No. 20050517-0055768 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TULIP COVE of record in Instrument No. 20050525-0059119, as amended by instrument(s) of record in Instrument No. 20080103-0000699; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

6. Easement for Sanitary Sewer, recorded in Book 4123, Page 640.

7. Terms and provisions of by-Laws recorded in Instrument No. 20050525-0059119.

8. Utility Codes Letter for Detached Structure recorded in Book 10413, Page 841.