Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John H. Bevans Debra Payne 735 Tulip Grove Road, Unit 303 Hermitage, TN 37076	**SWBC Mortgage Corp.** **9311 San Pedro, #100** **San Antonio, TX 78216**	075120F05400CO

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 **$104,900.00**

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2012.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **John H. Bevans, an unmarried man, and Debra Payne, married, as joint tenants with right of survivorship, ("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. 54 a.k.a. Unit 303, 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 Quit Claim Deed from Southern Business Consultants, LLC., a Tennessee limited liability company, dated March 30, 2012, of record in Instrument No. 20120402-0027340, Register's Office for Davidson County, Tennessee.

This is improved property located at: **735 Tulip Grove Road, Unit 303, 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:T20120023418 DEEDWARRSP
Recvd: 04/02/12 08:39 2 pgs
Fees:13.00 Taxes:388.13
20120402-0027341

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** 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 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 limited liability company as **Chief Manager.**

Witness my hand and Seal at office on the **30th** day of **March, 2012.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 GRANTOR paying its prorated share thereof to the 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 TULIP COVE TOWNHOMES, a Horizontal Property Regime with Private Elements as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions or Tulip Cove Homeowners Association, Inc., of record in Instrument No. 20050525-0059119, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050525-0059119 and Instrument No. 20080103-0000699, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer Easement of recorded in Book 4123, Page 640, Register's Office for Davidson County, Tennessee.

6. Utility Codes Letter for Detached Structure recorded in Book 10413, Page 841, Register's Office for Davidson County, Tennessee.

7. Boundary Survey recorded at Instrument No. 20050517-0055768, Register's Office for Davidson County, Tennessee.