WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

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Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dustin Henderson 735 Tulip Grove Rd #301 Hermitage, TN 37076	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	075-12-0-F-055.00CO

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is **$104,990.00**

Affiant

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Notary Public

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

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 **Dustin Henderson and Jodi L. Henderson, husband and wife as joint tenants, with full right of survivorship ("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. 55 aka Unit 301, 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 Number 20050525-0059119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Marquis Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Southern Business Consultants, LLC, a Tennessee limited liability company, dated April 20, 2012, of record in Instrument Number 20120423003465 1, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **735 Tulip Grove Rd #301, Hermitage, TN 37076**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

See attached Exhibit "C" for stipulation regarding Federal Home Loan Bank of Cincinnati's Affordable Housing Program.

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:T20120029569 DEEDWARRSP
Recvd: 04/23/12 15:17 4 pgs
Fees:23.00 Taxes:388.46
20120423-0034652

IN WITNESS WHEREOF, Grantor has executed this instrument on this **20th** day of **April, 2012.**

Marquis Homes, LLC.

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

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

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 limited liability company, and that such **James C. Spangler,** 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 **20th** day of **April, 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 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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TULIP COVE TOWNHOMES, 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).

4. 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 TOWNHOMES of record inInstrument 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.

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

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

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

EXHIBIT "C"

Borrower(s), their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership in this property for a period of five (5) years (Retention Period) fromthe date of the recording of this deed.

(i) The Federal Home Loan Bank of Cincinnati, whose mailing address is P.O. Box 598, Cincinnati, OH 45201-0598, is to be given notice of any sale, refinancing, foreclosure, conveyance by deed in lieu of foreclosure, or change in ownership of the unit occurring prior to the end of the Retention Period.

(ii) In the case of a sale or refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the AHP Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the saleor refinancing of the unit; unless:

(A) The unit was assisted with a permanent mortgage loan funded by an AHP advance;

(B) The purchaser is a very low- or low- or moderate-income household as defined in the applicable Federal Housing Finance Agency regulations for the AHP (in which case the retention period ends with the conveyance to such purchaser); or

(C) Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), and (iii) contained herein.

(iii) The obligation to repay Subsidy to the Bank shall terminate after any foreclosure or conveyance by deed in lieu of foreclosure or any assignment of the first mortgage to the Secretary of HUD.