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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Felicia L. Scribner 5012 Luker Lane Antioch, TN 37013	SWBC Mortgage Corp. 9311 San Pedro, Ste. 100 San Antonio, TX 78288	162-2-A-31.00 CO

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 **$140,800.00**

Affiant

Subscribed and sworn to before me, this the 27th day of April, 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 **Felicia Scribner and James V. Scribner, wife and husband, ("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 31, SPENCER HILL, SECTION TWO, 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 Hills Homes, LLC, a Tennessee Limited Liability Company to Marquis Homes, LLC. A Tennessee Limited Liability Company as recorded on the 22nd day of December, 2011 in Instrument No. 20111222-0100029, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **5012 Luker Lane, 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:T20120031240 DEEDWARRSP
Recvd: 04/30/12 10:49 3 pgs
Fees:18.00 Taxes:520.96
20120430-0036584

IN WITNESS WHEREOF, Grantor has executed this instrument on this **27th** day of **April, 2012.**

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 **27th** 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 Final Plat of Spencer Hill, Section Two, as recorded in Instrument No. 20071115-0134114, but deleting any covenant, conditions 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. Declaration of Covenants, Conditions and Restrictions recorded in Book 4003, page 11, Book 4158, page 42, Book 4178, page 738, Instrument No. 20070530-0064097 and amended in Instrument No. 20101213-0099002, 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. Storm Water Detention Agreement of record in Instrument No. 20060821-0102706.

6. Deed to Metropolitan Government of record in Book 4135, page 444 and Book 4198, page 824.

7. All matters shown on the plat of record in Plat Book 3700, pages 59 and 135.