Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marquis Homes, LLC. 1700 Hayes Street, Suite 102 Nashville, TN 37203	New Owner	128-12-0-C-049.00CO 128-12-0-C-048.00CO 128-12-0-C-047.00CO 128-12-0-C-046.00CO 128-12-0-C-045.00CO 128-12-0-C-044.00CO 128-12-0-C-043.00CO

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

BILL GARRETT, Davidson County
Trans:T20120034267 DEEDWARRSP
Recvd: 05/09/12 12:41 3 pgs
Fees:18.00 Taxes:1554.00
20120509-0040173

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$420,000.00**

Affiant

Subscribed and sworn to before me, this the 2nd day of May, 2012.

Notary Public

My Commission Expires:
(Affix Seal)

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

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, **Gallardia Properties, LLC, a Tennessee Limited Liability Company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Marquis Homes, LLC, a Tennessee limited liability company, ("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.'s 1123, 1125, 1127, 1129, 1131, 1133 and 1135 on the Plan of WOODBURY TOWNHOMES, PHASE 1, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase 1, of record in Instrument 20050216-0017693, amending the P.U.D. Boundary Plat for Woodbury, a Planned Unit Development, of record in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

Being a part of the same property conveyed to Gallardia Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from The Senior Group, a common law business organization, composed of Robert R. Krilich, Sr. and Donna R. Krilich, dated December 7, 2004, recorded in Instrument No. 20041220-0151012, Register's Office of Davidson County, Tennessee.

This is unimproved property located at: **1123, 1125, 1127, 1129, 1131, 1133, 1135 Woodbury Falls Court, Nashville, TN 37221**

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **2nd** day of **May, 2012.**

Gallardia Properties, 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 **Gallardia Properties, 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 **2nd** day of **May, 2012.**

Notary Public

My Commission Expires: _____

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

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2012, constitute a lien, but are not yet due and payable. Property taxes for the year 2012 have been prorated between the parties as of the date of this instrument, with the GRANTOR paying its prorate share thereof to GRANTEE 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 WOODBURY, as recorded in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Instrument No. 20050118-0005578, Register's Office for Davidson County, Tennessee.

5. Charter for the Woodbury Townhomes Homeowners Association of record in Instrument No. 20060309-0027744, Register's Office for Davidson County, Tennessee.

6. Deed to the State of Tennessee of record in Book 8083, page 534, Book 8083, page 541 and Book 8083, page 547, Register's Office for Davidson County, Tennessee.

7. Utilities and Sanitary Sewer Easements of record in Book 5074, page 856 and Book 5074, page 945, Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278 and Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee.

9. By-Laws of record in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee.