This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and TrustLand Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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	075-12-0-F-099.00CO 075-12-0-F-100.00CO 075-12-0-F-101.00CO 075-12-0-F-102.00CO 075-12-0-F-103.00CO 075-12-0-F-104.00CO

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 $-0-

Affiant

BILL GARRETT, Davidson County
Trans:T20120037215 DEEDQC
Recvd: 05/21/12 13:51 3 pgs
Fees:17.00 Taxes:0.00
20120521-0043905

Subscribed and sworn to before me, this the 16th 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

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **MS Development, a Tennessee general partnership composed of Mack H. McClung and James Spangler**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Marquis Homes, LLC., a Tennessee limited liability company,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is unimproved property located at: 735 Tulip Grove Road, #358, #356, #354, #352, #350, #348, Hermitage, Tennessee 37076

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 16th day of May, 2012.

MS Development, a Tennessee general partnership

By: Mack H. McClung
Its: General Partner

By: James Spangler
Its: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mack H. McClung and James Spangler, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the General Partners of MS Development, the within named bargainor, a general partnership, and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the general partnership, by the said Mack H. McClung and James Spangler as its General Partners

IN WITNESS WHEREOF, this the 16th 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 "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 99 a.k.a. Unit 358, Lot No. 100 a.k.a. Unit 356, Lot No. 101 a.k.a. Unit 354, Lot No. 102 a.k.a. Unit 352, Lot 103 a.k.a. Unit 350 and Lot 104 a.k.a. Unit 348, 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. 20050525-00559119, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to MS Development, a Tennessee general partnership composed of Mack H. McClung and James Spangler, by Warranty Deed from Richard A. Nelson, dated March 5, 2004, of record in Instrument No. 200403110-0027449, Register's Office for Davidson County, Tennessee.