Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hidden Valley Homes, LLC. 698 Brass Lantern Place Brentwood, TN 37027	New Owner	075-12-0-F-061.00CO 075-12-0-F-060.00CO 075-12-0-F-059.00CO 075-12-0-F-058.00CO 075-12-0-F-057.00CO

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 **$150,000.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20120037215 DEEDWARRSP
Recvd: 05/21/12 13:54 3 pgs
Fees:18.00 Taxes:555.00
20120521-0043907

Subscribed and sworn to before me, this the 16th day of May, 2012.

Notary Public

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

My Commission Expires: _____
(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, **MS Development, a Tennessee general partnership composed of Mack H. McClung and James Spangler**, **("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Hidden Valley Homes, LLC., a Tennessee limited liability company, ("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. 57 a.k.a. Unit 251, Lot No. 58 a.k.a. Unit 249, Lot No. 59 a.k.a. Unit 247, Lot No. 60 a.k.a. Unit 245 and Lot 61 a.k.a. Unit 243, 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, as amended in Instrument No. 20120521-0043906, 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.

This is unimproved property located at: **735 Tulip Grove Road, #251, #249, #247, #245, #243, Hermitage, Tennessee 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **16th** day of **May, 2012.**

MS DEVELOPMENT PARTNERSHIP.,
A Tennessee general partnership

By: _____
Mack H. McClung, General Partner

By: _____
James Spangler, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Mack H. McClung and James Spangler** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the **General Partners** of **MS Development,** the within named bargainor, a general partnership, and that such **Mack H. McClung** and **James Spangler** executed the foregoing instrument for the purposed therein contained, by personally signing the name of the general partnership as its **General Partners.**

Witness my hand and Seal at office on the **16th** day of **May, 2012.**

_____
Notary Public

My Commission Expires: _____

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

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

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

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

7. By-Laws of record in Instrument No. 20050525-0059119, Register's Office for Davidson County, Tennessee.