Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elena Ciortan 620 Hays Blackman Loop Antioch, TN 37013	First Bank 2021 Hamilton Place Blvd. Chattanooga, TN 37421	162-02-0A-034.00 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 **$139,900.00**

Elena Ciortan 6/
Affiant

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 28th day of June, 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 **Elena Ciortan, married, ("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. 34 on the Final Plat of Spencer Hill, Section Two, a Planned Unit Development, of record in Instrument No. 20071115-0134114, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Marquis Homes, LLC, a Tennessee limited liability company by Warranty Deed from Spencer Hill Homes, LLC, a Tennessee limited liability company, dated August 15, 2012 and of record in Instrument No. 20110817-0063636, Register's Office for Davidson County, Tennessee.

This is improved property located at: **620 Hays Blackman Loop, 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:T20120049636 DEEDWARRSP
Recvd: 07/05/12 14:55 3 pgs
Fees:18.00 Taxes:517.63
20120705-0059205

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **28th** day of **June, 2012.**

Marquis Homes, 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 **Marquis Homes, LLC.,** the within named bargainor, a Tennessee 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 **28th** day of **June, 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 SECTION 2, SPENCER HILL, as recorded in Instrument No. 20071115-0134114 and Plat Book 3700, Page 59, Register's Office for Davidson County, Tennessee.

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20070530-0064097, 20101213-0099002 and affected by Subordination recorded at Instrument No. 20090122-0005470, Register's Office for Davidson County, Tennessee.

5. Easement for Drainage, recorded in Book 4135, Page 444, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20060821-0102706, Register's Office for Davidson County, Tennessee.

7. Conveyance to Metropolitan Government recorded in Book 4198, Page 824, Register's Office for Davidson County, Tennessee.