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	075120F05800CO

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

Subscribed and sworn to before me, this the 29th day of November, 2012.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **Hidden Valley Homes, LLC, a Tennessee limited liability company,** 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 improved property located at: 735 Tulip Grove Road, #249, Hermitage, TN 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.

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

BILL GARRETT, Davidson County
Trans:T20120093171 DEEDQC
Recvd: 12/06/12 08:51 3 pgs
Fees:17.00 Taxes:0.00
20121206-0112226

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 29th day of November, 2012.

Hidden Valley Homes, LLC, a Tennessee limited liability company

By: Trina Spangler
Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned of the State and County mentioned, personally appeared **Trina 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 **Hidden Valley Homes, LLC,** the within named bargainor, a Tennessee limited liability company, and that such **Trina Spangler,** executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Chief Manager.**

IN WITNESS WHEREOF, this the 29th day of November, 2012.

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 58, a/k/a Unit 249, TULIP COVE TOWNHOMES, as shown on plat recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050525-00559119, as amended at Instrument No. 20120521-0043906, 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 to Hidden Valley Homes, LLC, a Tennessee limited liability company by Special Warranty Deed from MS Development, a Tennessee general partnership composed of Mack H. McClung and James Spangler, dated May 16th,2012 and recorded on May 21, 2012, filed of record in Instrument No. 20120521-0043907 in the Register's Office of Davidson County, Tennessee.