Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Erinne Agee 735 Tulip Grove Road #251 Hermitage, TN 37076	First Community Mortgage 275 Robert Rose Dr. Murfreesboro, TN 37129	075120F05700CO

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 **$105,990.00**

Affiant

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 21st day of December, 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 **Erinne Agee, an unmarried person ("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 No. 251, 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 in 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 Marquis Homes, LLC., a Tennessee limited liability company, by Quit Claim Deed from Hidden Valley Homes, LLC., a Tennessee limited liability company, dated September 17, 2012, of record in Instrument No. 20121228-0120241, Register's Office for Davidson County, Tennessee.

This is improved property located at: **735 Tulip Grove Road #251, Hermitage, TN 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.

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

BILL GARRETT, Davidson County
Trans:T20120099679 DEEDWARR
Recvd: 12/28/12 15:08 2 pgs
Fees:13.00 Taxes:392.16
20121228-0120242

IN WITNESS WHEREOF, Grantor has executed this instrument on this **21st** day of **December, 2012.**

Marquis Homes, LLC,
a Tennessee limited liability company

By: _____
Mack H. McClung, 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 **21st** day of **December, 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 2013, a lien not yet due and payable. The 2013 property taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying her prorated share thereof to GRANTOR 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 plan of Tulip Cove recorded as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions filed in Instrument No. 20050525-0059119, Register's Office for Davidson County, Tennessee.

4. All matters shown on the Boundary Survey for Tulip Cove filed of record in Instrument No. 20050517-005768, Register's Office for Davidson County, Tennessee.

5. Master Deed establishing Tulip Cove filed of record in Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699, Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer Easement of record in Book 4123, page 640, Register's Office for Davidson County, Tennessee.

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

8. Utility Codes Letter for Detached Structure of record in Book 10413, page 841, Register's Office for Davidson County, Tennessee.