Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Erik Stalim Miranda 744 Hill Bennett Circle Antioch, TN 37013	BB&T Company 301 College Street Greenville, SC 29602	162-02-0-A-008.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$134,825.00**

Affiant

Subscribed and sworn to before me, this the 7th day of January, 2013.

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 liabilty company ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Erik Stalim Miranda, unmarried, ("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. 8, Final Plat 1st Revision of Section Two Spencer Hill "Cluster Lot subdivision", according to plat and survey appearing of record in Instrument No. 20110602-0042167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

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, recorded June 11, 2012, of record in Instrument No. 20120611-0050827, Register's Office for Davidson County, Tennessee.

This is improved property located at: **744 Hill Bennett Circle, 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:T20130002077 DEEDWARRSP
Recvd: 01/08/13 13:40 3 pgs
Fees:18.00 Taxes:498.85
20130108-0002492

IN WITNESS WHEREOF, Grantor has executed this instrument on this **7th** day of **January, 2013.**

Marquis Homes, LLC.

By: _____
James C. Spangler, Its Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **James C. 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 **Marquis Homes, LLC.**, the within named bargainor, a Tennessee limited liability company, and that such **James C. Spangler**, 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 **7th** day of **January, 2013.**

_____
Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2013, 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 their 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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Final Plat, 1st Revision Section Two, Spencer Hill, as recorded in Instrument No. 20071115-0134114, as amended in Instrument No. 20110602-0042167, but deleting any covenant, conditions or restriction indicating a preference., limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604 (c), filed in the Register's Officer of Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 4003, page 11, Book 4158, page 42, Book 4178, page 738, Instrument No. 20070530-0064097 and amended in Instrument No. 20101213-0099002, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)), filed in the Register's Officer of Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Instrument No. 20060821-0102706), filed in the Register's Officer of Davidson County, Tennessee.

6. Deed to Metropolitan Government of record in Book 4135, page 444 and Book 4198, page 824), filed in the Register's Officer of Davidson County, Tennessee.

7. All matters shown on the plat of record in Plat Book 3700, pages 59 and 135), filed in the Register's Officer of Davidson County, Tennessee.