Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Luis Ferrer Barbara Ferrer 136 Blackpool Drive Antioch, TN 37013	NEW OWNER	173100C00900CO

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

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is **$207,000.00**

Affiant

Subscribed and sworn to before me, this the 16th day of January, 2013.

Notary Public

My Commission Expires: 6-25-14
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20130004792 DEEDWARRSP
Recvd: 01/17/13 10:14 3 pgs
Fees:18.00 Taxes:765.90
20130117-0005625

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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, **Magna Development Corp., a Tennessee corporation ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Luis Ferrer and Barbara Ferrer, husband and wife, ("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 9, FINAL PLAT, DELVIN DOWNS, PHASE 1, as shown on plat of record in Instrument No. 20070807-0094328, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Magna Development Corp., a Tennessee corporation by Special Warranty Deed from Quality Properties Asset Management Company, an Illinois corporation, recorded on the 21st day of June, 2012 in Instrument No. 20120621-0054524, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **136 Blackpool Drive, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **16th** day of **January, 2013.**

Magna Development Corp.,

By: _____
Larry J. Hasty, Its Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Larry J. Hasty** 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 **Secretary** of **Magna Development Corp.**, the within named bargainor, a Tennessee corporation, and that such **Larry J. Hasty**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **Secretary.**

Witness my hand and Seal at office on the **16th** day of **January, 2013.**

_____
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. 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 PHASE 1, DELVIN DOWNS, as recorded in Instrument No. 20070807-0094328, filed in the Register's Office for Davidson County, Tennessee, 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).

4. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070807-0094340, filed in the Register's Office for Davidson County, Tennessee, 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).

5. Charter of Delvin Downs Homeowners Association, Inc. recorded at Instrument No. 20070824-0101501, filed in the Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20060406-0039484, filed in the Register's Office for Davidson County, Tennessee.

7. Deed to Homeowners Association for common area/open space recorded at Instrument No. 20090219-0014582, filed in the Register's Office for Davidson County, Tennessee.

8. Right-of-way Deed recorded in Book 2739, Page 637, filed in the Register's Office for Davidson County, Tennessee.