BILL GARRETT, Davidson County
Trans: T20130019225 DEEDWARRSP
Recvd: 03/08/13 13:42 3 pgs
Fees: 18.00 Taxes: 705.42
20130308-0023429

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4500

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Phillip Muckelvaney Christina Peters 1125 Woodbury Falls Court Nashville, TN 37221	SWBC Mortgage Corp. 9311 San Pedro Avenue #100 San Antonio, TX 78216	128120C04800CO

THOMAS SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$190,653.00**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 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 liability company ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Phillip Muckelvaney, an unmarried man and Christina Peters, an unmarried woman, as joint tenants with right of survivorship ("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 1125, PLAN OF WOODBURY TOWNHOMES, PHASE 1, as shown on the plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20060310-0028278, amended at Instrument No. 20080201-0010772 and Boundary Plat recorded at Instrument No. 20050216-0017693, 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 Special Warranty Deed from Gallardia Properties, LLC, a Tennessee Limited Liability Company, recorded on the 9th day of May, 2012 in Instrument No. 20120509-0040173, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **1125 Woodbury Falls Court, Nashville, TN 37221**

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 **28th** day of **February, 2013.**

Marquis Homes, LLC

By: _____
Mack H. McClung, Its 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 **February, 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 WOODBURY TOWNHOMES, PHASE 1, as recorded in Exhibit E of Instrument No. 20060310-0028278, 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. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278, as amended at Instrument No. 20080201-0010772, 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 Woodbury Townhomes Homeowners Association, Inc. recorded at Instrument No. 20060309-0027744, Register's Office for Davidson County.

6. Easement for Utilities and Sanitary Sewer recorded in Book 5074, Page 856 and Book 5074, Page 945, Register's Office for Davidson County.

7. Stormwater Detention Agreement recorded at Instrument No. 20050118-0005578, Register's Office for Davidson County.

8. Conveyances to State of Tennessee recorded in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547, Register's Office for Davidson County.

9. Boundary Plat recorded at Instrument No. 20050216-0017693, Register's Office for Davidson County.

10. Storm Water Detention Agreement recorded at Instrument No. 20061023-0017693, Register's Office for Davidson County.

11. Easement Agreement recorded at Instrument No. 20120810-0071791, Register's Office for Davidson County.

PM CP