THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4638

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Julius R. Smith 924 Yearling Way Nashville, TN 37221	Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215	128-12-C-47.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$189,514.00**

Karen A. Smith
Affiant

Subscribed and sworn to before me, this the 26th day of April, 2013.

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

My Commission Expires: _____
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20130036522 DEEDWARRSP
Recvd: 05/02/13 12:03 3 pgs
Fees:18.00 Taxes:701.20
20130502-0044303

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 **Julius R. Smith and Karen A. Smith, 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:

Being a certain Townhome with Private Elements in Davidson County, Tennessee, being Unit No. 1127, as specified on the plan of Woodbury Townhomes, Phase 1, shown as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, establishing a Horizontal Property Regime (with private elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee; including, without limitation, those By-Laws appended thereto as Exhibit "C", said Register's Office. Reference is hereby made to the plan of Woodbury Townhomes, Phase 1, for placement of Units and for a more complete identification and description of such Unit. Reference is also hereby made an incorporated herein to P.U.D. Boundary plat of record in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Marquis Homes, LLC, a Tennessee limited liability company by Warranty Deed from Gallardia Properties, LLC, a Tennessee limited liability company, dated May 2, 2012, filed May 9, 2012, in Instrument No. 20120509-0040173, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1127 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 **26th** day of **April, 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 **26th** day of **April, 2013.**

_____
Notary Public

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

My Commission Expires: 12-03-13

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. All matters appearing on the plat recorded as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, as of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee

4. All matters appearing on the P.U.D. boundary plat recorded in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, establishing a Horizontal Property Regime (with private elements), as of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto as Exhibit "C", said Register's Office; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Charter for Woodbury Townhomes Homeowners Association of record in Instrument No. 20060309-0027744, Register's Office for Davidson County, Tennessee.

7. Stormwater detention agreement of record in Instrument No. 20050118-0005578, Register's Office for Davidson County, Tennessee.

8. Easement Agreement of record in Instrument No. 20120810-0071791, Register's Office for Davidson County, Tennessee.

9. Deed to the State of Tennessee of record in Book 8083, page 534; Book 8083, page 541; and in Book 8083, page 547, Register's Office for Davidson County, Tennessee.

10. Utilities and Sanitary Sewer Easements of record in Book 5074, page 856 and in Book 5074, page 945, Register's Office for Davidson County, Tennessee.

11. All terms, provisions and conditions as set forth under the Tennessee Horizontal Property Act, Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated.