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

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
12-4264

BILL GARRETT, Davidson County
Trans:T20130039635 DEEDWARRSP
Recvd: 05/13/13 10:56 3 pgs
Fees:18.00 Taxes:525.03
20130513-0047934

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chhabi Dahal 4913 Luker Lane Antioch, TN 37013	US Bank National Association 3180 Rider Trail S. Earth City, MO 63045	162-02-0-A-023.00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$141,900.00**

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Chhabi Dahal
Affiant

Subscribed and sworn to before me, this the 6th day of May, 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 **Chhabi Dahal and Naina Dahal, 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 23, SECTION 2, SPENCER HILL, as shown on plat of record in Instrument No. 20071115-0134114, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Spencer Hills Homes, LLC, a Tennessee Limited Liability Company to Marquis Homes, LLC, a Tennessee Limited Liability Company as recorded on the 2nd day of October, 2012 in Instrument No. 20121002-0089846 and part of Special Warranty Deed from First Bank, a Tennessee banking corporation to Spencer Hill Homes, LLC, a Tennessee limited liability company as recorded on the 27th day of October, 2010 in Instrument No. 20101027-0085968, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **4913 Luker Lane, 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 **6th** day of **May, 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 **6th** day of **May, 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 SECTION 2, SPENCER HILL, as recorded in Instrument No. 20071115-0134114, of record 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 Deed recorded in Instrument Nos. 20070530-0064097 and 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).

5. Stormwater Detention Agreement recorded at Instrument No. 20060821-0102706 of record in the Register's Office for Davidson County, Tennessee.

6. Easement for Drainage, recorded in Book 4135, Page 444 of record in the Register's Office for Davidson County, Tennessee.

7. Easement to Metropolitan Government, recorded in Book 4198, Page 824 of record in the Register's Office for Davidson County, Tennessee.

8. Subordination Agreement for Plat Priority recorded at Instrument No. 20090122-0005470 of record in the Register's Office for Davidson County, Tennessee.