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

BILL GARRETT, Davidson County
Trans:T20130042967 DEEDWARRSP
Recvd: 05/22/13 15:12 3 pgs
Fees:18.00 Taxes:525.03
20130522-0051949

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
12-4381

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lila Adhikari 5005 Luker Lane Antioch, TN 37013	U. S. Bank, N.A. 3180 Rider Trail South Earth City, MO 63045	162-2-A-21.00

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

Lila Adhikari
Affiant

Subscribed and sworn to before me, this the 21st 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 **Lila Adhikari, a single woman ("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 all of Lot No. 21 on the Final Plat, Section Two, Spencer Hill "Cluster Lot Subdivision", according to Plan of record in Instrument No. 20071115-0134114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the property conveyed to Marquis Homes, LLC by Warranty Deed from Spencer Hills Homes, LLC, dated September 27, 2012, filed October 2, 2012, in Instrument No. 20121002-0089846, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5005 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 **21st** day of **May, 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 **21st** 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. All matters appearing on the plat recorded in Instrument No. 20071115-0134114, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the plat recorded in Book 3700, page 59; and in Book 3700, page 135, Register's Office for Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictions of record in Book 4003, page 11; Book 4158, page 42; and in Book 4178, page 738, and as provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070530-0064097, as amended in Instrument No. 20101213-0099002, Register's Office for Davidson County, Tennessee; 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. Easements of record in Book 4135, page 444, Register's Office for Davidson County, Tennessee..

7. Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 4198, page 824, Register's Office for Davidson County, Tennessee..

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

9. Subordination Agreement of record in Instrument No. 20090122-0005470, Register's Office for Davidson County, Tennessee..

10. Right, title and interest of others in and to premises occupied by a cemetery, and right of ingress/egress thereto from a public road.