BILL GARRETT, Davidson County
Trans:T20130042988 DEEDQC
Recvd: 05/22/13 15:28 2 pgs
Fees:12.00 Taxes:0.00
20130522-0051970

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Marquis Homes, LLC. 1800 Hayes Street Nashville, Tennessee 37203	New Owner	075120F06000CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
File #13-4604

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2013.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **HIDDEN VALLEY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **MARQUIS HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** called the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit::

SEE EXHIBIT "A" ATTACHED HERETO

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of May, 2013.

HIDDEN VALLEY HOMES, LLC,
a Tennessee limited liability company

By: Trina Spangler
It's: Member

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Trina Spangler, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Member of Hidden Valley Homes, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by the said Trina Spangler as it's Member.

Witness my hand and official seal at office, this 17th day of May, 2013.

Notary Public

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 12-03-13

EXHIBIT "A"
LEGAL DESCRIPTION

Being a certain Townhome Apartment with Private Elements in Davidson County, Tennessee, being Lot No. 60 a.k.a. Unit No. 245, as specified on the boundary exhibit of unit foundations of Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Tulip Cove Homeowners Association, Inc., as of record in Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699; and in Instrument No. 20120521-0043906, Register's Office for Davidson County, Tennessee; including, without limitation, the By-Laws appended thereto and attached as Exhibit "C", said Register's Office. Reference is hereby made to the plan of Tulip Cove Townhomes, for placement of Lots and Units and for a more complete identification and description of such Lot and Unit.

Being a portion of the property conveyed to Hidden Valley Homes, LLC, a Tennessee limited liability company by Special Warranty Deed from MS Development, a Tennessee general partnership, dated May 16, 2012, filed May 21, 2012, in Instrument No. 20120521-0043907, Register's Office for Davidson County, Tennessee.