BILL GARRETT, Davidson County
Trans: T20130042988 DEEDWARRSP
Recvd: 05/22/13 15:29 3 pgs
Fees: 18.00 Taxes: 423.28
20130522-0051971

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marlyn D. Garwood Edith K. Garwood 405 Breeze Point Hermitage, TN 37076	**Summit Funding, Inc.** **2601 Fair Oaks Blvd.,** **Sacramento, CA 95864**	75-12-F-60.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$114,400.00**

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this the 17th 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 **Marlyn D. Garwood and Edith K. Garwood, 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 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 the same property conveyed to Marquis Homes, LLC, a Tennessee limited liability company by Quitclaim Deed from Hidden Valley Homes, LLC, a Tennessee limited liability company, dated May 17, 2013, filed of record in Instrument No. 20130522-0051970, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to MS Development, a Tennessee general partnership composed of Mack H. McClung and James Spangler by Warranty Deed from Richard A. Nelson, dated March 5, 2004, recorded in Instrument No. 200403110-0027449 and further conveyed to Hidden Valley Homes, LLC a Tennessee limited liability company by Special Warranty Deed from MS Development, a Tennessee partnership, dated May 6, 2012, filed May 21, 2012, in Instrument No. 20120521-0043907, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marlyn D. Garwood and Edith K. Garwood, husband and wife by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, dated May 17,

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 **17th** 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 Tennesse limited liability company as **Chief Manager.**

Witness my hand and Seal at office on the **17th** day of **May, 2013.**

_____
Notary Public

My Commission Expires: 12-08-13

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 TULIP COVE TOWNHOMES, as recorded in Exhibit "B" of Instrument No. 20050525-0059119 and Boundary Survey at Instrument No. 20050517-0055768 , , but deleting any covenant, condition or restriction indicating a Register's Office of Davidson County, Tennessee 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. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TULIP COVE TOWNHOMES of record in Instrument No. 20050525-0059119 , as amended by instrument(s) of record in Instrument No. 20080103-0000699 and in Instrument No. and in Instrument No. 20120521-0043906, Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

5. Easement for Sanitary Sewer, recorded in Book 4123, Page 640, Register's Office of Davidson County, Tennessee.

6. Terms and provisions of by-Laws recorded in Instrument No. 20050525-0059119, Register's Office of Davidson County, Tennessee.

7. Utility Codes Letter for Detached Structure recorded in Book 10413, Page 841, Register's Office of Davidson County, Tennessee.

8. 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.