BILL GARRETT, Davidson County
Trans:T20130047020 DEEDWARRSP
Recvd: 06/05/13 13:28 3 pgs
Fees:18.00 Taxes:1497.39
20130605-0057196

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
12-4279

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sunny Meadows, LLC 1807 Broadway #401 Nashville, TN 37203	NEW OWNER	114120A08700CO, 114120A08800CO, 114120A08900CO

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is **$404,700.00**

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2013.

Notary Public

My Commission Expires: 6-12015
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

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 **Sunny Meadows, LLC ("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 Lots 87, 88 and 89, STONERIDGE TOWNHOMES, PHASE II, as shown on plat of record in Exhibit B in the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20060721-0088352, amended at Instrument No. 20080715-0072550, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marquis Homes, LLC, a Tennessee limited liability company by Quitclaim Deed from J.D. Eatherly D/B/A Eatherly Properties, a proprietorship, dated June 3, 2013 and filed of record in Instrument No. 20130605005719S, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **310, 312, 314 Stonecrest Way, Nashville, TN 37209**

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 **4th** day of **June, 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 **4th** day of **June, 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 STONERIDGE TOWNHOMES, PHASE II, as recorded in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee.

4. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352, supplemented at Instrument Nos. 20080715-0072550 and 20050421-0044398, amended at Instrument No. 20080201-0010773, Register's Office for Davidson County, Tennessee.

5. Easement for Electric, recorded in Book 787, Page 3, Register's Office for Davidson County, Tennessee.

6. Easement for water line, recorded in Instrument No. 20080428-0042872, Register's Office for Davidson County, Tennessee.

7. Easement for Parking Lot, recorded in Instrument No. 20080428-0042873, Register's Office for Davidson County, Tennessee.

8. Easement recorded in Instrument No. 20050510-0052716, Register's Office for Davidson County, Tennessee.

9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20080219-0015527, Register's Office for Davidson County, Tennessee.

10. Stormwater Detention Agreement recorded at Instrument No. 20070319-0032705, Register's Office for Davidson County, Tennessee.