THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4615

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph Frimpong Florence Frimpong 1200 Grande Oak #920 Saraland, AL 36571	Summit Funding 2601 Fair Oaks Blvd. Sacramento, CA 95864	114-12-0A-086.00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$143,670.00**

Affiant

Subscribed and sworn to before me, this the 19th day of July, 2013.

Notary Public

My Commission Expires: 6-1-2015
(Affix Seal)

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

BILL GARRETT, Davidson County
Trans:T20130065163 DEEDWARRSP
Recvd: 07/30/13 15:32 3 pgs
Fees:18.00 Taxes:531.58
20130730-0079425

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 **Joseph Frimpong and Florence Frimpong, 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 86, on the Plan of STONERIDGE TOWNHOMES, PHASE II, as shown on plat recorded as Exhibit E in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352, and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Marquis Homes, LLC., a Tennessee limited liability company to J.D. Eatherly d/b/a Eatherly Properties, a proprietorship as recorded on the 27th day of November, 2012 in Instrument No. 20121127-0108870; Special Warranty Deed from MS Development Partnership, a Tennessee general partnership to Marquis Homes, LLC., a Tennessee limited liability company as recorded on the 16th day of November, 2012 in Instrument No. 20121116-0106020 and Warranty Deed from CCH Partners, G.P. a Tennessee General Partnership to MS Development Partnership as recorded on the 10th day of May, 2005 in Instrument No. 20050510-0052716, re-recorded on the 20th day of May, 2005 at Instrument No. 20050520-0057093, Register's Office for Davidson County, Tennessee.

S.O.T. # 20130730-0079424

This is improved property located at: **316 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 **19th** day of **July, 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 **19th** day of **July, 2013.**

_____
Notary Public

My Commission Expires: 6-1-2015

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

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 PHASE 2, STONERIDGE TOWNHOMES, as recorded in Instrument No. 20060721-0088352 (Exhibit "E"), amended at Instrument No. 20080715-0072550 (Exhibit "B"), filed in the 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 Nos. 20050421-0044398 and 20060721-0088352, amended at Instrument No. 20080201-0010773, Supplementary for Phase II recorded at Instrument No. 20080715-0072550, filed in the Register's Office for Davidson County, Tennessee.

5. Easement for Water Line, recorded in Instrument No. 20080428-0042872, filed in the Register's Office for Davidson County, Tennessee.

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

7. Easement for Sewer and Drainage, recorded in Instrument No. 20070319-0032705, filed in the Register's Office for Davidson County, Tennessee.

8. Easement for Electric Power Co., recorded in Book 787, Page 3, filed in the Register's Office for Davidson County, Tennessee.

9. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20080219-0015527, filed in the Register's Office for Davidson County, Tennessee.

10. Agreement for allowance of trailorhouse recorded in Book 3067, Page 471, filed in the Register's Office for Davidson County, Tennessee.

11. Easement for ingress and egress as set out in Deed recorded at Instrument No. 20050510-0052716, filed in the Register's Office for Davidson County, Tennessee.