BILL GARRETT, Davidson County
Trans:T20130069597 DEEDWARRSP
Recvd: 08/13/13 12:31 3 pgs
Fees:18.00 Taxes:709.60
20130813-0084949

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4724

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer L. McIntosh 1133 Woodbury Falls Ct., Nashville, TN 37221	Summit Funding 2601 Fair Oaks Blvd. Sacramento, CA 95864	128-12-0-C 0 44.00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$191,783.00**

Affiant

Subscribed and sworn to before me, this the 9th day of August, 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

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 **Jennifer L. McIntosh and Billy McIntosh, wife and husband ("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 44, WOODBURY TOWNHOMES, PHASE 1, as shown on plat of record as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278, 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 part of same property conveyed by Special Warranty Deed from Gallardia Properties, LLC, a Tennessee Limited Liability Company to Marquis Homes, LLC, a Tennessee limited liability company as recorded on the 9th day of May, 2012 in Instrument No. 20120509-0040173 and part of Warranty Deed from The Senior Group, a common law business organization, composed solely of Robert R. Krilich, Sr. and Donna R. Krilich to Gallardia Properties, LLC, a Tennessee limited liability company as recorded on the 20th day of December, 2004 in Instrument No. 20041220-0151012, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **1133 Woodbury Falls Ct.,, Nashville, TN 37221**

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 **9th** day of **August, 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 **9th** day of **August, 2013.**

_____
Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 P.U.D. BOUNDARY PLAT, WOODBURY, A PLANNED UNIT DEVELOPMENT, as recorded in Instrument No. 20050216-0017693, filed in the Register's Office for Davidson County, Tennessee.

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20060310-0028278, amended at Instrument No. 20080201-0010772 , filed in the Register's Office for Davidson County, Tennessee.

5. Charter of Homeowners Association recorded at Instrument No. 20060309-0027744, filed in the Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewer, recorded in Book 5074, Page 856 and Book 5074, Page 945, filed in the Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement recorded at Instrument No. 20050118-0005578, filed in the Register's Office for Davidson County, Tennessee.

8. Deed to State of Tennessee recorded in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547, filed in the Register's Office for Davidson County, Tennessee.

9. Easement Agreement recorded at Instrument No. 20120810-0071791, filed in the Register's Office for Davidson County, Tennessee.