BILL GARRETT, Davidson County
Trans:T20130087143 DEEDWARRSP
Recvd: 10/08/13 15:04 2 pgs
Fees:13.00 Taxes:435.31
20131008-0105788

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4759

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason Dax Jeter 735 Tulip Grove Road #354 Hermitage, TN 37076	**Summit Funding, Inc.** **2601 Fair Oaks Blvd** **Sacramento, CA 95864**	075-12-0-F 101.00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$117,650.00**

Jason Dax Jeter
Affiant

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

Subscribed and sworn to before me, this the 27th day of September, 2013.

Notary Public

My Commission Expires: 6-1-2015
(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 ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Jason Dax Jeter, a single man ("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 101 aka Unit 354, TULIP COVE TOWNHOMES, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended at Instrument Nos. 20080103-0000699 and 20120521-0043906, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from MS Development, a Tennessee general partnership composed of Mack H. McClung and James Spangler to Marquis Homes, LLC., a Tennessee limited liability company as recorded on the 21st day of May, 2012 in Instrument No. 20120521-0043905, Register's Office of Davidson County, Tennessee.

This is improved property located at: **735 Tulip Grove Road #354, Hermitage, TN 37076**

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 **2nd** day of **October, 2013.**

Marquis Homes, LLC

By: _____
Mack McClung
Its: Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Mack 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 **Chief Manager**, 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 **2nd** day of **October, 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 2014, a lien not yet due and payable. The 2013 Property taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying his prorated share thereof to GRANTOR 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. All matters shown on the plat of TULIP COVE TOWNHOMES, as recorded in Exhibit B of Instrument No. 20050525-00559119 and Boundary Survey recorded at Instrument No. 20050517-0055768, of record in the Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos.20050525-0059119, 20080103-0000699 and 20120521-0043906 , of record in the Register's Office for Davidson County, Tennessee.

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

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