File Box 8

BILL GARRETT, Davidson County
Trans:T20130094978 DEEDWARRSP
Recvd: 11/06/13 14:04 3 pgs
Fees:18.00 Taxes:852.85
20131106-0115304

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4787

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sunny Meadows, LLC 1803 Broadway #401 Nashville, TN 37203	New Owner	075-12-0-F 100.00 CO, 075-12-0-F 104.00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$230,500.00**

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2013.

Notary Public

My Commission Expires: _____
(Affix Seal)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

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, a Tennessee Corporation ("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 100 & Lot 104 aka Unit 348 and Unit 356, 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 and Warranty Deed from Richard A. Nelson to MS Development, a Tennessee general partnership composed of Mack H. McClung and James Spangler as recorded on the 10th day of March, 2004 in Instrument No. 20040310-0027449, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **735 Tulip Grove Road, Unit #348 & 356, 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 **30th** day of **October, 2013.**

Marquis Homes, LLC

By: _____
Mack H. McClung, 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 **30th** day of **October, 2013.**

_____
Notary Public

My Commission Expires: 6-1-2015

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2014, a lien not yet due and payable. Property taxes for the year 2013 have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS 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, Register's Office for Davidson County, Tennessee.

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

5. Terms and Provisions of By-laws recorded IN Instrument No. 20050525-0059199, Register's Office for Davidson County, Tennessee.

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

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