NEW OWNER:

Benjamin J. Maenza
5530 Kelly Road
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

Legends Title Services, LLC
2494 N. Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130105786 DEEDWARRSP
Recvd: 12/19/13 12:40 2 pgs
Fees:13.00 Taxes:1905.13
20131219-0128292

SEND TAX BILLS TO:
New Owner

Map/Parcel 160110A01600CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One and 00/100 Dollars ($1.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Homes For Our Troops, Inc** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Benjamin J. Maenza, unmarried** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Phase I, II, III and IV, Hemmingwood, of record in Plat Book 6900, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael W. Murdock and wife, Lisa G. Murdock by Deed from Biscan Development Company, a Tennessee corporation of record in Book 8647, page 10, Register's Office for Davidson County, Tennessee, dated 6/6/1992 and recorded on 6/9/1992. The said Michael W. Murdock and Lisa G. Murdock having since divorced and pursuant to Final Divorce Decree the said Michael W. Murdock Quitclaimed his interest unto Lisa Michele Guinn (FKA Lisa G. Murdock) of record in Book 9245, page 905, the said Lisa Michele Guinn having since married to Timothy Allen Fuller. The said Timothy Allen Fuller Quitclaimed his interest unto Lisa Guinn Fuller of record in Instrument No. 20060215-0018606.

Being the same property conveyed to Homes For Our Troops, Inc. by Deed from Lisa Guinn Sanders (FKA Lisa G. Murdock, Lisa Michele Guinn and Lisa Guinn Fuller) and husband, Martin Sanders of record at Instrument No. 20121213-0114871, Register's Office for Davidson County, Tennessee, dated 12/7/2012 and recorded on 12/13/2012.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Benjamin J. Maenza, his successors and assigns, in fee simple, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except as otherwise provided herein; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend

the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is made subject to any and all visible easements or rights-of-way, and rights-of-way, easements, restrictions, etc., of record, if any. All improvements on the property are accepted "AS IS" by Grantee. Grantee expressly waives any and all such warranties, whether expressed or implied, including without limitation any warranties regarding hazardous or toxic substances, and the habitability or fitness of the property for any particular use or purpose.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representatives this 19th day of November, 2013.

Homes For Our Troops, Inc

By: _____, CFO
Thomas Benoit, Chief Financial Officer

STATE OF MASSACHUSETTS
COUNTY OF BRISTOL

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Thomas Benoit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the Chief Financial Officer of the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 19th day of November, 2013.

JOHN R. SILVIA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 11, 2017

My commission expires: _____

_____
NOTARY PUBLIC

The actual consideration or value, whichever is greater, for this transfer is $514,900.00.

_____
AFFIANT

Sworn to and subscribed to before me this 21 day of November, 2013.

_____
NOTARY PUBLIC

My Commission Expires: JAN 04 2014

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY