Davidson County DEEDWARR
Recvd: 04/20/07 09:24 2 pgs
Fees:13.00 Taxes:223.15
20070420-0047261

THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **MOORELAND TITLE COMPANY, LLC** 7123 Crossroads Blvd. Brentwood, TN 37027 (615) 376-9400	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $60,312.00 AFFIANT Subscribed and sworn to before me, this 4th day of April, 2007. NOTARY PUBLIC My Commission Expires: 1-30-10 LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY TENN.

Address New Owners as Follows: **Send Tax Bills To:** **Map-Parcel Number:**

Celebration Homes LLC
7123 Crossroads Blvd.
Suite C
Brentwood, Tennessee 37027

SAME

P/O 186-15.00 (Dav. County)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Burkitt Place Development, LLC, a Tennessee Limited Liability Company ("Grantor") does hereby bargain, sell, transfer and convey unto **Celebration Homes LLC, a Tennessee limited liability company** ("Grantee") its successors, representatives and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 440 on the Final Plat of Burkitt Place, Phase 2B, as of record in Instrument No. 20070222-0021966, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Burkitt Place Development, LLC, by deed of record in Instrument No. 20050816-0096916 and Instrument No. 20050816-0096917, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to CELBRATION HOMES LLC, its successors, representatives and assigns, forever.

AND BURKITT PLACE DEVELOPMENT, LLC does hereby covenant with CELEBRATION HOMES LLC, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND BURKITT PLACE DEVELOPMENT, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to CELEBRATION HOMES LLC, its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

Note: Any rollback taxes shall be paid by the Grantor.

This is (X) unimproved ( ) improved property known as: Lot No. 440 –Burkitt Place Subdivision, Phase 2B, Nashville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 4th day of April, 2007.

Burkitt Place Development, LLC

By: Lisa Carnes
Lisa Carnes, Secretary

Lot No.440 – Burkitt Place, Phase 2B - Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Carnes, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Secretary of Burkitt Place Development, LLC, the bargainor, a Tennessee Limited Liability Company, and that she as such Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Burkitt Place Development, LLC by herself as such Secretary.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 4th day of April, 2007.

Linda J. Ott
NOTARY PUBLIC

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN

My Commission Expires: 1-20-10

Permitted Encumbrances

1. County Taxes for 2007, have been pro-rated and are to be paid by Grantee, all subsequent years, a lien not yet due and payable.

2. All matters shown on the plat of record in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388, as amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.

4. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.

5. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

6. PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.

7. Notice of Greenbelt assessments of record in Book 8880, page 387, Register's Office for Davidson County, Tennessee.

8. Right of Way Easement of record in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee.