Return To: *Southeast Title of Tenn.*
214 Centerview Drive Suite 101
Brentwood, TN 37027

File Box 3

Davidson County DEEDWARR
Recvd: 09/05/07 08:00 2 pg
Fees:13.00 Taxes:230.44

20070905-0106250

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $62,281.00

Rhonda Bailey
AFFIANT

Subscribed and sworn to before me, this 24th day of August, 2007.

Jennifer Marie Crowell
NOTARY PUBLIC

My Commission Expires:

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Celebration Homes LLC 7123 Crossroads Blvd. Suite C Brentwood, Tennessee 37027	SAME	186-4-A-162.00

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 Nos. 276 on the Final Plat of Burkitt Place, Phase 2G, as of record in Instrument No. 20070514-0057216 and Instrument No. 20070628-0077531, 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 Nos. 276 –Burkitt Place Subdivision, Phase2G, Nashville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 24th day of August, 2007.

Burkitt Place Development, LLC

By: _____
G. Allen Patton, Chief Manager

Lot Nos.276 – Burkitt Place, Phase 2G

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 G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Burkitt Place Development, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Burkitt Place Development, LLC by himself as such Chief Manager.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 24th day of August, 2007.

_____
NOTARY PUBLIC

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

My Commission Expires: 3.20.2010

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. 20070514-0057216 and Instrument No. 20070628-0077531, 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. Right of Way Easement of record in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee.
8. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070724-0087659, Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, of record in Instrument No. 20070724-0087694, Register's Office for Davidson County, Tennessee.