Mooreland Title

Davidson County DEEDWARR
Recvd: 09/20/07 08:48 3 pgs
Fees:17.00 Taxes:0.00
20070920-0112414

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

mail

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $154,449.00

Anne B. Walton
AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 3.20.2010

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Celebration Homes LLC		33-E-B-4.00 (Wm. Co.)
7123 Crossroads Blvd. Suite C Brentwood, Tennessee 37027	SAME	& 186-4-A-116.00 (Dav. Co.)

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 Williamson County, Tennessee and Davidson County, Tennessee, and more particularly described as follows:

Land in Williamson County, Tennessee, being Lot no. 303 on the Final Plat of Burkitt Place, Phase 2A, as of record in Plat Book 46, page 100, Register's Office for Williamson County, Tennessee.

Being a portion of the property conveyed to Burkitt Place Development, LLC, by deeds of record in Book 3657, page 358 and Book 3657, page 367, Register's Office for Williamson County, Tennessee.

AND:

Land in Davidson County, Tennessee, Being Lot No. 309 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 CELEBRATION 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: The 2007 property taxes and any rollback taxes shall be paid by the Grantor.

This is (X) unimproved ( ) improved property known as: Lot No. 303 –Burkitt Place Subdivision, Phase 2A, Nolensville, TN and Lot No. 419 –Burkitt Place Subdivision, Phase 2B, 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 No. 303 – Burkitt Place, Phase 2A (Wm. Co.)

Lot No. 309 – Burkitt Place, Phase 2B (Dav. Co.)

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

My Commission Expires: 3.20.2010

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

This conveyance is made subject to:

Permitted Encumbrances

1. County Taxes for 2007 and subsequent years.
2. All matters shown on the plat of record in Plat Book 46, page 100, Register's Office for Williamson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Book 3845, page 754, as amended in Book 4166, page 667 and Book 4179, page 811, Register's Office for Williamson County, Tennessee.
4. Easement and Contribution Agreement of record in Book 3657, page 344, Register's Office for Williamson County, Tennessee.
5. Easement Agreement of record in Book 3855, page 402, Register's Office for Williamson County, Tennessee.
6. Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps & Appurtenances Easement, of record in Book 3678, page 723, Register's Office for Williamson County, Tennessee.
7. Warranty Deed to State of Tennessee with respect to a project by the Tennessee Department of Transportation of record in Book 1481, page 273, Register's Office for Williamson County, Tennessee.
8. All matters shown on the plat of record in Instrument No. 20070222-0021966, Register's Office for Davidson County, Tennessee.
9. 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.
10. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
11. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
12. PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
13. Right of Way Easement of record in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee.
14. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070724-0087659, Register's Office for Davidson County, Tennessee.
15. 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.

BK/PG:4378/308-310
07043133

DEED	
09/13/2007	09:22 AM
BATCH	108122
MTG TAX	0.00
TRN TAX	571.46
REC FEE	15.00
DP FEE	2.00
REG FEE	1.00
TOTAL	589.46

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS