This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/17/08 14:32 2 pgs
Fees:13.00 Taxes:1316.06
20081017-0104696

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,692.00.

Affiant

Subscribed and sworn to before me, this 9th day of October, 2008.

Notary Public

My Commission Expires: 1-30-10

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Shawn M. Sullivan 7313 Riverfront Drive Nashville, TN 37221	Chase Home Finance 4919 Memorial Highway, Suite 112 Tampa, FL 33634	126-16-A-593.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Celebration Homes, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shawn M. Sullivan and wife, Brandy W. Sullivan,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 275 on the Final Plat of Riverwalk, Phase 4-B, as of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Celebration Homes, LLC, by deed from Riverwalk Development Partners, Inc., dated July 11, 2008, of record in Instrument No. 20080722--0081479, Register's Office for Davidson County, Tennessee..

This conveyance in made subject but not limited to the following:

See attached Exhibit "A"

This is improved property known as: 7313 Riverfront Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 9th day of October, 2008.

Celebration Homes, LLC

By: _____
Randall B. Smith, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Randall B. Smith,** with whom I am personally acquainted, and who upon his/her oath, acknowledged himself to be the President of Celebration Homes, LLC, the bargainor, a Tennessee Corporation, and that he as such President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself as such President.

Witness my hand, at Brentwood, Tennessee, 9th day of October, 2008.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 1-20-10

