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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $67,616.00.

Lynn Vaught
Affiant

Subscribed and sworn to before me, this 8th day of January, 2009.

Notary Public

My Commission Expires: 4/3/12

Davidson County DEEDWARR
Recvd: 01/14/09 11:24 2 pgs
Fees:13.00 Taxes:250.18
20090114-0003586

Rebecca A. Dohoo
State of Tennessee Notary Public
Rutherford County

Address New Owner:
Celebration Homes, LLC
7123 Crossroads Blvd.
Brentwood, TN 37207

Send Tax Bills To:
New Owner

Map & Parcel:
186-04-0A-148.00CO

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, **Burkitt Place Development, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Celebration Homes, LLC,** 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. 290 on the Final Plat of Burkitt Place, Phase 2G, as shown by plat of record in Instrument No. 20070514-0057216 and Instrument No. 20070628-0077531, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Burkitt Place Development, LLC, a Tennessee Limited Liability Company, by Deed from James N. McFarlin, Williams T. McFarlin, Ruth Marie McFarlin, Ellen M. Jennings and Mary Lou Holmes, of record in Instrument No. 20050816-0096916, dated August 15, 2005 and filed for record on August 16, 2005, Register's Office for Davidson County, Tennessee. Also, being a part of the same property conveyed to Burkitt Place Development, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Benjamin McMurray, III, Frank M. McMurray and William M. McMurray, of record in Instrument No. 20050816-0096917, dated August 11, 2005 and filed for record on August 16, 2005, Register's Office for Davidson County, Tennessee.

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

1. Subject to all matters shown on the plat of record in Instrument No. 20050920-0113225, Instrument No. 20070514-0057216 and Instrument No. 20070628-0077531, Register's Office for Davidson County, Tennessee.
2. 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.
3. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
4. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
5. PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
6. Notice of Greenbelt assessments of record in Book 8880, Page 387, Register's Office for Davidson County, Tennesee.
7. Right of Way Easement of record in Instrument No. 20061109- 0139669, Register's Office for Davidson County, Tennessee.
8. All assessments and taxes due in 2009 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 7605 Kemberton Drive, Nolensville, TN .

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 8th day of December, 2008.

Burkitt Place Development, LLC

By: _____
G. Allen Patton, Chief Manager

Lot 290 Burkitt Place, Phase 2-G

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named G. Allen Patton, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the Chief Manager of Burkitt Place Development, LLC, the bargainor, a Tennessee Corporation, and that he as such Chief Manager, 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 Chief Manager.

Witness my hand, at Brentwood, Tennessee, 8th day of January, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 1-20-10

