Davidson County DEEDWARR
Recvd: 02/06/09 13:11 2 pgs
Fees:13.00 Taxes:506.53
20090206-0010580

This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
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 $136,900.00.

Affiant

Subscribed and sworn to before me, this 4th day of February, 2009.

Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
A. J. Cobb 3532 Calais Circle Antiioch, TN 37013	Churchill Mortgage Corp. 761 Old Hickory Blvd. Site 400 Brentwood, TN 37027	150-09-0A-73.CO

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 **A. J. Cobb and Megan Cobb,** Husband and Wife, 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. 227, on the Final Plan of Forest View Park, Section VIII, of record in Plat Book 6900, Page 633, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Celebration Homes, LLC by deed form Gene R. Thompson and Ahnong Thompson fka Ahnong Sivilay, Husband and Wife, dated July 18, 2008 of record in Instrument No. 20080722-0074884, Register's Office for Davidson County, Tennessee..

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

1. Restrictive Covenants contained in instrument of record in Book 7079, Page472 and amended in Book 7522, Page 905, Register's Office for Davidson County, Tennessee.
2. By-Laws of record in Book 7079, Page 492, Register's Office for Davidson County, Tennessee.
3. Gas Line Transmission Easement across the rear of lot.
4. Subject to all matters on Plat of record in Book 6900, Page 633, Register's Office for Davidson County, Tennessee.
5. All assessments and taxes due in 2008 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 3532 Calais Circle, Antiioch, TN 37013.

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 4th day of February, 2009.

Celebration Homes, LLC

By: _____
Randall B. Smith

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 oath, acknowledged himself to be the President of Celebration Homes, LLC, the bargainor, a Tennessee Limited Liability Company, 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 Company by himself as such President.

Witness my hand, at Brentwood, Tennessee, 4th day of February, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 1-20-10

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