This Instrument Was Prepared By:
Mooreland Title Company, LLC
315 Deaderick St., Ste. 1710
Nashville, TN 37238

BILL GARRETT, Davidson County
Trans: T20090040001 DEEDWARR
Recvd: 06/16/09 11:37 2 pgs
Fees: 13.00 Taxes: 395.16
20090616-0055909

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $106,800.00.

Affiant

Subscribed and sworn to before me this 12th day of June, 2009.

Notary Public

My Commission Expires: 1-30-12

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

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Charles E. Jenkins	United Capital Lending	149-150-B-00600CO
1515 Bridgecrest Drive, #210	214 Centerview Dr., Ste. 250	
Antioch, TN 37013	Brentwood, TN 37027	

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 **Charles E. Jenkins,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 210 on the Final Plat, Cambridge Forest Townhomes, Final Subdivision Plat, as shown by plat appearing of record in Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Celebration Homes, LLC by deed from The Craig Company, dated May 26, 2009, of record in Instrument No. 20090616 00055907 **, Register's Office for Davidson County, Tennessee..**

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

1. Subject to all matters on plan of record in Instrument No. 20040224-0020966 , said Register's Office for Davidson County, Tennessee.
2. Subject to Easements of record in Book 1207, Page 529; Book 1147, Page 148; Book 6881, Page 320; Book 7453, Page 445 and Book 8795, Page 158, Register's Office for Davidson County, Tennessee.
3. Subject to Stormwater Detention Agreement of record in Book 7632, Page 962, Register's Office for Davidson County, Tennessee.
4. Subject to Charter for the Homeowner's Association of record in Book 10343, Page 769, Register's Office for Davidson County, Tennessee.
5. All assessments and taxes due in 2009 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 1515 Bridgecrest Drive, #210, Antioch, 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 12th day of June, 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 Corporation by himself as such President.

Witness my hand, at Brentwood, Tennessee, 12th day of June, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 1-20-10

