Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090041703 DEEDWARR
Recvd: 06/23/09 08:57 2 pgs
Fees:13.00 Taxes:647.13
20090623-0058197

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $174,900.00

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2009.

Notary Public
My commission expires: 1-20-10

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

02-0905-46540

Address of New Owner:	Send Tax Bills to:	Tax Information
Celebration Homes, LLC	OWNER	173-11-0-A-044.00
2005 Stanford Village Way Antioch TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Andrew P. McWilliams and wife, Jennifer McWilliams, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Celebration Homes, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 109, on the Plan of Resubdivision of Lots 109-110, Stanford (erroneously referenced in prior deed as Stranford) Village, of record in Instrument No. 20010417-0037243, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew P. McWilliams and wife, Jennifer McWilliams by deed from Jennifer L. Beaty, unmarried, dated February 24, 2006, recorded March 7, 2006, of record in Instrument No. 20060307-0026031, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2005 Stanford Village Way, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 5th day of June, 2009.

Andrew P. McWilliams

Jennifer McWilliams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrew P. McWilliams and Jennifer McWilliams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 5th day of June, 2009.

State of Tennessee at Large

My Commission expires

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON