BILL GARRETT, Davidson County
Trans: T20090044396 DEEDWARR
Recvd: 07/02/09 08:19 2 pgs
Fees: 13.00 Taxes: 666.00
20090702-0061590

This Instrument Was Prepared By:
MOORELAND TITLE COMPANY
Hugh W. Entrekin, esq.
315 Deaderick Street
Suite 1710
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 180,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of JUNE, 2009.

Notary Public

My Commission Expires: 1-30-10

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

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Angelo M. Barrett 4285 Sandstone Drive Antioch, TN 37013	Mortgage Investors Group 8320 E. Walker Springs Rd., Ste.200 Knoxville, TN 37923	164-1-A-25-6.00CO

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, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angelo M. Barrett**, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 111 on the Final Plat, Village Five, SUMMERFIELD Subdivision, as shown by Plat appearing of record in Instrument No.20051103-0133115, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Celebration Homes, LLC., a Tennessee limited liability company by Deed from The Craig Company, dated June 30, 2009 and filed of record in Instrument No. 20090702-0061588, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4285 Sandstone Drive Antioch, TN 37013.

This property is made subject to the following:

1. 2009 County Taxes have been pro-rated between partiesand shall be paid by Grantee when due, all subsequent years a lien, not yet due and payable.
2. Subject to all matters on plat of record in Instrument No. 20051103-0133115, Register's Office for Davidson County, Tennessee.
3. Subject to Declaration of Covenants, Conditions and Restrictions contained in Instrument of record in Book 11588, Page 484, as amended in Book 11669, Page 376; Instrument No. 20010308-0021946; 20010504-0046260; 20030527-0071168, and as supplemented to add Village 10 in Instrument No. 20060724-0089081, Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 11648, Page 662 and Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement of record in Instrument No. 20000113-000477, Register's Office for Davidson County, Tennessee.
6. Easement to Tennessee Telephone Co. of record in Instrument No. 20000824-0083643, said Register's Office.
7. Subject to any and all matters of record as pertaining to said property.

TO HAVE AND TO HOLD the said tracts 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, has 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 successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of JUNE, 2009.

CELEBRATION HOMES LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named COREY CRAIG, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Celebration Homes LLC, the bargainor, a Tennessee limited liability company, and that he as such Vice President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Tennessee limited liability company by himself as such Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, on this 30th day of JUNE, 2009.

NOTARY PUBLIC

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

My Commission Expires: 1-30-10