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

BILL GARRETT, Davidson County
Trans:T20090046737 DEEDWARR
Recvd: 07/13/09 10:43 2 pgs
Fees:13.00 Taxes:804.10
20090713-0065027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $217,325.00.

Affiant

Subscribed and sworn to before me, this 9th day of July, 2009.

Notary Public

My Commission Expires: 9-19-09

| Address New Owner: | Send Tax Bills To: | Map & Parcel: |
|---|---|---|
| Phap K. Tran<br>4229 Longfellow Drive<br>Nashville, TN 37214 | Fifth Third Mortgage<br>5001 Kingsley Drive<br>Cincinnati, OH 45227 | 062-02-OB-286.00 |

# 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 **Phap K. Tran, Unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

**LAND in Davidson County, TN, BEING Lot No. 270, on the Plan of Abbington Park, Phase Two, Section One, of record in Instrument No. 20081024-0106746, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.**

**Being the same property conveyed to AFM&I, Inc, by deed from J. E. Stevenson, Trustee and M. K. Stevenson, Trustee, dated September 16, 2008, of record in Instrument No. 20080925-0097682, and further conveyed to Celebration Homes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from AFM&I, Inc., dated June 30, 2009, of record in Instrument No. 20090630-0061017, Register's Office for Davidson County, TN.**

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

1. Restrictive Covenants contained in Instrument of record in Instrument No. 20081008-0101931 and as corrected by Scrivener's Affidavit in Instrument No. 20081031-0108645, Register's Office for Davidson County, Tennessee.
2. Subject to all matters on plan of record in Instrument No. 20081024-0106746 and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee.
3. All assessments and taxes due in 2009 and thereafter, a lien, but not yet due and payable.

**This is improved property known as: 4229 Longfellow Drive, Nashville, TN 37214.**

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 9th day of July, 2009.

Celebration Homes, LLC

By: _____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named COREY CRAIG, with whom I am personally acquainted, and who upon his 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 purpose therein contained by signing the same of the Company by himself as such VICE-PRESIDENT.

Witness my hand, at Brentwood, Tennessee, 9th day of July, 2009.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 1-30-10

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