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

BILL GARRETT, Davidson County
Trans: T20090056950 DEEDWARR
Recvd: 08/20/09 08:30 2 pgs
Fees: 13.00 Taxes: 647.04
20090820-0078281

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $174,875.00

Affiant

Subscribed and sworn to before me, this 14th day of August, 2009.

Notary Public

My Commission Expires: 1-30-10

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
David Dueber	SunTrust Mortgage	182-060-A-289.00CO
8837 Cressent Glen Court	2147 Belcourt Avenue, Ste. 200	
Antioch, TN 37013	Nashville, TN 37212	

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 **David Dueber and wife, Julie Dueber,** 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. 354 on the Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section One, as shown by the plat appearing of record in Instrument No. 20060420-0045296, 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, Inc., dated June 12, 2009 of record in Instrument No. 20090622-0057955, Register's Office for Davidson County, Tennessee.

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

1. Subject to all matters on Plat of record in Instrument No. 20060420-0045296, Register's Office for Davidson County, Tennessee.
2. Restrictive Covenants of record in Instrument No. 20020116-0006750, Register's Office for Davidson County, Tennessee.
3. Storm Water Detention Agreement of record in Instrument No. 20010306-0021333, Instrument No. 20030226-0025749 and Instrument No. 20040927-0116009, Register's Office for Davidson County, Tennessee.
4. Storm Sewer and Drainage Easement of record in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee.
5. Easement to United Telephone Co. of record in Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee.
6. Right of adjoining owners of record in Book 6013, Page 187, Register's Office for Davidson County, Tennessee.
7. All assessments and taxes due in 2009 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 8837 Cressent Glen Court, 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 14th day of August, 2009.

Celebration Homes, LLC

By: _____

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/her oath, acknowledged himself/herself to be the PRESIDENT of Celebration Homes, LLC, the bargainor, a Tennessee Corporation, and that he/she 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/herself as such PRESIDENT.

Witness my hand, at Brentwood, Tennessee, 14th day of August, 2009.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 1-20-10

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