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

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $310,503.00.

Affiant

Subscribed and sworn to before me, this 17th day of August, 2009.

Notary Public

My Commission Expires: 1-30-10

BILL GARRETT, Davidson County
Trans:T20090058345 DEEDWARR
Recvd: 08/25/09 15:53 2 pgs
Fees:13.00 Taxes:1148.86
20090825-0080153

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

Address New Owner:
Sarah E. Walton
7665 Kemberton Drive
Nolensville, TN 37135

Send Tax Bills To:
Wells Fargo Bank, N.A.
5006 Thoroughbred Lane, Ste. A-5
Brentwood, TN 37027

Map & Parcel:
186-040-A-162.00CO

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,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah E. Walton and Timothy B. Carroll, as Joint Tenants with Rights of Survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 276 on the Final Plat of Burkitt Place, Phase 2G, as of record in Instrument No. 20070514-0057216, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Celebration Homes, LLC by deed from Burkitt Place Development, LLC, dated August 24, 2007, of record in Instrument No. 20070905-0106250, Register's Office for Davidson County, Tennessee..

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

1. Subject to all matters shown on the plat of record in Instrument No. 20070514-0057216, Register's Office for Davidson County, Tennessee.
2. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388 as amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.
3. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
4. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
5. PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
6. Notice of Greenbelt assessments of record in Book 8880, Page 387, Register's Office for Davidson County, Tennesee.
7. Right of Way Easement of record in Instrument No. 20061109- 0139669, Register's Office for Davidson County, Tennessee.
8. All assessments and taxes due in 2009 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 7665 Kemberton Drive, Nolensville, TN 37135.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees 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 17th 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 Limited Liability Company, 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 Company by himself/herself as such PRESIDENT.

Witness my hand, at Brentwood, Tennessee, 17th day of August, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 1-20-10

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