This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090078047 DEEDWARR
Recvd: 11/17/09 08:39 3 pgs
Fees:18.00 Taxes:1145.46
20091117-0105608

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $309,585.00.

Affiant

Subscribed and sworn to before me, this 13th day of November, 2009.

Notary Public

My Commission Expires: 1-26-10

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

Address New Owner:
Kimberly N. Kitchen
7345 Riverfront Drive
Nashville, TN 37221

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

Map & Parcel:
126-16-0A-001.00CO

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 **Kimberly N. Kitchen,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 267 on the Final Plat of Riverwalk, Phase 4B, of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Celebration Homes, LLC by deed from Thomas W. Lawless, Substitute Trustee, dated August 15, 2008 of record in Instrument No. 20080825-0087264.

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

See Attachec Exhibit "A"

This is improved property known as: 7345 Riverfront Drive, Nashville, TN 37221.

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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 13th day of November, 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 COREY CRAIG, with whom I am personally acquainted, and who upon his/her oath, acknowledged himself/herself to be the VICE-PRESIDENT of Celebration Homes, LLC., the bargainor, a Tennessee Corporation, and that he/she as such VICE-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 VICE-PRESIDENT.

Witness my hand, at Brentwood, Tennessee, 13th day of November, 2009.

Linda J. Ott
NOTARY PUBLIC

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

My Commission Expires: 1-20-10

EXHIBIT "A"

1. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313 and Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, and Instrument No. 20060320-0031638, said Register's Office.
2. By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.
3. Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
4. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
5. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Public utilities Easement of Record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.
7. Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
8. Subject to Charter Right of Way for CSX Transportation Railroad.
9. Stormwater Detention Agreement of record in Instrument No. 0040826-0103240, Register's Office for Davidson County, Tennessee.
10. Subject to all matters on plan of record in Instrument No.20060907-0110507, said Register's Office.
11. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, said Register's Office.
12. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, said Register's Office, and Judgment of record in Book 4226, Page 715, said Register's Office.
13. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315; 318 and 324, Register's Office for said County.
14. Easements and Rights granted to Tennessee Electric Power Company as set forth in Instruments of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County.
15. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040812-0097619, said Register's Office.
16. Plan of Newsom Land of record in Plat Book 1, Page 25 and Plat Book 1, Page 121 Chancery Court of Davidson County, Tennessee.
17. All assessments and taxes due in 2009 and thereafter, a lien, but not yet due and payable.