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

BILL GARRETT, Davidson County
Trans:T20100038171 DEEDWARR
Recvd: 06/23/10 08:54 2 pgs
Fees:13.00 Taxes:596.94
20100623-0048904

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $161,336.00.

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2010.

Notary Public

My Commission Expires: 12-28-13

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

Address New Owner:	Send Tax Bill To:	Map & Parcel:
Colin Peterson 2445 Haskell Drive Antioch, TN 37214	OWNER	174-11-0A-416000

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 Grantee, 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 **Colin C. Peterson, Alicia Lark Fuss, and Kent G. Peterson, as Joint Tenants with rights of Survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 400 on the Plan of final Plat Cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, as shown by plat appearing of record in Instrument Number 20060216-0018813 and re-recorded in Instrument Number 20060531-0063598, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description of said lot.

Being part of the same property conveyed to Celebration Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed dated April 16, 2007, of record in Instrument Number 20070430-0050954 Register's Office for Davidson County, Tennessee.

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

1. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20000905-0087103; amended in Instrument No. 20001204-0119093; Instrument No. 20010815-0088370; and Instrument No. 20040319-003160, and amendment in Instrument No. 20041102-0131848, said Register's Office.
2. By-Laws of record in Instrument No. 20000905-0087103, said Register's Office.
3. Charter of Cane Ridge Farm Homeowner's Association of record in Instrument No. 20010815-0088360 and Instrument No. 20041210-0147105, said Register's Office.
4. Agreement for Dedication of easement for water mains, access road, power lines and appurtenances of record in Book 5078, Page 476, said Register's Office.
5. Grant of Transmission Line Easement of record in Book 4428, Page 565 and Book 4420, Page 36, said Register's Office.
6. Easement to United Telephone Company of record in Instrument No. 20020123-0009340, said Register's Office.
7. Subject to all matters on plan of record in Instrument No. 20060216-0018813 and as re-recorded in Instrument No. 20060531-0063598, said Register's Office.
8. Easement of Right of Way granted to USA in Book 4428, Page 565, said Register's Office.
9. Easement for right of way to Metropolitan Government of record in Book 5078, Page 476, said Register's Office.
10. Conveyance of Open Space to Homeowner's Association of record in Instrument No 20010815-0088361, said Register's Office. Sanitary Sewer and Drainage easement in Instrument No. 20010300-1072141, said Register's Office.

11. All assessments and taxes due in 2010 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 2445 Haskell Drive, Antioch, TN 37214.

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 herself, her 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 22nd day of June, 2010

Celebration Homes, LLC

V.P.

By: Corey Craig, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Corey Craig, with whom I am personally acquainted, and who, upon his oath, acknowledge himself to be the Vice-President of **Celebration Homes, LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Vice-President, being authorized to do so, executed the within document for the purposes therein contained by signing the name of Celebration Homes, LLC by himself as such Vice-President.

Witness my hand at Brentwood, TN, this 22nd day of June, 2010

Linda J. Ott

Notary Public

My Commission Expires: 12-28-13

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