File No. 210080548

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100058424 DEEDWARRSP
Recvd: 09/16/10 14:21 2 pgs
Fees:13.00 Taxes:92.50
20100916-0073884

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

V.P
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2010.

Linda J. Ott
Notary Public

MY COMMISSION EXPIRES: 12-28-10
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett, & Welch, PC
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Celebration homes, LLC, a Tennessee Limited Liability Company	OWNER	126160A68700
(NAME)	(NAME)	
1500 Bending River Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, it's successors, **American Security Bank & Trust Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Celebration Homes, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE(S), it's successors HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 597 on the Plan of Parkview at Riverwalk, Phase 2, of record as Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to AMERICAN SECURITY BANK & TRUST COMPANY by Deed from STEPHEN C. BAKER, SUBSTITUTE TRUSTEE, dated 06/12/2008 and filed for record on 06/25/2008 in Instrument No. 20080625-0065283, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Instrument No. 20061101-0135728;Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20061103-0136691, Instrument No. 20061214-0154502, and Instrument No. 20050308-0025001;Grant of Transmission Line Easement of record in Book 4230, Page 987;Agreement for Dedication of Public Utilities Easement of record in Book 7601, Page 404;Storm water Detention Agreement of record in Instrument No. 20040318-0030734, and Instrument No. 20040826-0103240;Charter of Homeowner's Association as shown of record in Instrument No. 20020425-0051371;Quitclaim Deed to The Homeowner's Association of record in Instrument No. 20071220-0145869, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 1500 Bending River Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, it's successors heirs and assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTORS does hereby covenant with GRANTEES that GRANTORS has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTORS does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEES, it's successors heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTORS, but not otherwise.

Witness our hands this 8th day of September, 2010.

American Security Bank & Trust Company

By: Richard Bobo

Richard Bobo, Senior Vice President

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Richard Bobo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Senior Vice President of American Security Bank & Trust Company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 8th day of September, 2010.

Commission expires:

Sandra D. Jackson

Notary Public

File Number: 210080548

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

SANDRA D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
December 18, 2012