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

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $254,710.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2010.

Notary Public

My Commission Expires: May 31, 2011

BILL GARRETT, Davidson County
Trans:T20100080608 DEEDWARR
Recvd: 12/22/10 13:30 2 pgs
Fees:13.00 Taxes:942.43
20101222-0101846

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address New Owner:
Daniel L. Royer and Karen A. Royer
8169 Middlewick Lane
Nolensville, TN 37135

Send Tax Bills To:
NEW OWNER

Map & Parcel:
186-04-0A-12700CO

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 **Daniel L. Royer and Karen A. Royer, husband and wife**, 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. 420 on the Final Plat of Burkitt Place, Phase 2B, of record in Instrument No. 20070222-0021966, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion the same property conveyed to Celebration Homes, LLC, by Warranty Deed from Burkitt Place Development, LLC, dated August 24, 2007, of record in Instrument Number 20070831-0105268, 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. 20070222-0021966, 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. Sanitary Sewer and/or Storm Drainage, Water Main, Pumps & Appurtenances Easement of record in Book 3678, Page 723, Register's Office for Williamson County, Tennessee.
9. Warranty Deed to State of Tennessee with respect to a project by the Tennessee Department of Transportation of record in Book 1481, Page 273, Register's Office for Williamson County, Tennessee
10. All assessments and taxes due in 2010 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 8169 Middlewick Lane, 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 20th day of December, 2010.

Celebration Homes, LLC

By: _____
Corey Craig, Vice-President

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 oath, acknowledged himself to be the Vice-President of Celebration Homes, LLC, the bargainor, a Tennessee Corporation, and that he 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 as such Vice-President.

Witness my hand, at Brentwood, Tennessee, 20th day of December, 2010.

_____
NOTARY PUBLIC

My Commission Expires: 12-28-13

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