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

BILL GARRETT, Davidson County
Trans:T20110008726 DEEDWARR
Recvd: 02/10/11 14:08 2 pgs
Fees:13.00 Taxes:680.80
20110210-0011694

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $784,000.00

Affiant

Subscribed and sworn to before me this 7th day of February, 2011

Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
James D. Booth	Wells Fargo Bank	164-10-0A-42600CO
609 Sandrose Court	121 Suburban Road, 1st Floor	
Antioch, TN 37013	Knoxville, TN 37923	

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, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James D. Booth,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Final Plat, Village Ten, Summerfield Subdivision, as shown by plat appearing of record in Instrument No. 20060718-0086558, of the 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 dated November 2, 2010 of record in Instrument No. 20101105-0089021, Register's Office for Davidson County, Tennessee.

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

1. Subject to all matters on plat of record in Instrument No. 20060718-0086558, Register's Office for Davidson County, Tennessee.
2. Subject to Declaration of Covenants, Conditions and Restrictions contained in Instrument of record in Book 11588, Page 484, as amended in Book 11669, Page 376; Instrument No. 20010308-0021946; 20010504-0046260; 20030527-0071168, and as supplemented to add Village 10 in Instrument No. 20060724-0089081, Register's Office for Davidson County, Tennessee.
3. By-Laws of record in Book 11648, Page 662 and Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement of record in Instrument No. 20000113-000477, Register's Office for Davidson County, Tennessee.
5. Easement to Tennessee Telephone Co. of record in Instrument No. 20000824-0083643, said Register's Office.
6. All assessments and taxes due in 2011 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 609 Sandrose Court, Antioch, TN 37013

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

WITNESS my hand this 7th day of February, 2011

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/her oath, acknowledged himself/herself to be the Vice-President of Celebration Homes, LLC, the bargainor, a Tennessee Limited Liability Company, 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 Company by himself/herself as such Vice-President

Witness my hand, at Brentwood, Tennessee,7th day of February, 2011

_____
NOTARY PUBLIC

My Commission Expires: 12-28-13

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