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

BILL GARRETT, Davidson County
Trans:T20110012310 DEEDWARR
Recvd: 03/01/11 13:32 2 pgs
Fees:13.00 Taxes:465.83
20110301-0016435

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $125,900.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2011.

Notary Public

My Commission Expires: 3/7/11

Address New Owner:	Send Tax Bills To:	Map & Parcel:
Tamara L. Givens 8845 Cressent Glen Court Antioch TN 37013	Regions Bank 2050 Parkway Office Cr. Birmingham, AL 35244	182-06-0A-29100CO

Cane Ridge

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 **Tamara L. Givens, a single woman**, 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. 356 on the Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section One, as shown by the plat appearing of record in Instrument No. 20060420-0045296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Celebration Homes, LLC by deed dated March 26, 2010, of record in Instrument No. 20100330-0023707, 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. 20060420-0045296, Register's Office for Davidson County, Tennessee.
2. Restrictive Covenants of record in Instrument No. 20020116-0006750, Register's Office for Davidson County, Tennessee.
3. Storm Water Detention Agreement of record in Instrument No. 20010306-0021333, Instrument No. 20030226-0025749 and Instrument No. 20040927-0116009, Register's Office for Davidson County, Tennessee.
4. Storm Sewer and Drainage Easement of record in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee.
5. Easement to United Telephone Co. of record in Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee.
6. Right of adjoining owners of record in Book 6013, Page 187, Register's Office for Davidson County, Tennessee.
7. All assessments and taxes due in 2011 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 8845 Cressent Glen 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of February, 2011.

Celebration Homes, LLC

By: _____ VP
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 Limited Liability Company, and that he as such Vice-President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the name of the Company by himself as such Vice-President.

Witness my hand, at Brentwood, Tennessee, 28th day of February, 2011.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 12-28-13

