Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin TN 37067

THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **MOORELAND TITLE COMPANY, LLC** 213 Overlook Circle Suite B-2 Brentwood, TN 37027 (615) 376-9400	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $62,740.00 Coleen Newcomb AFFIANT Subscribed and sworn to before me, this 21st day of April, 2011. Carol L. McArthur NOTARY PUBLIC My Commission Expires: July 25, 2012

CAROL L. McARTHUR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 25, 2012

Address New Owners as Follows: **Send Tax Bills To:** **Map-Parcel Number:**

Celebration Homes LLC
7123 Crossroads Blvd.
Brentwood, Tennessee 37027

SAME

186-04-0A-160.00

BILL GARRETT, Davidson County
Trans:T20110024925 DEEDWARRSP
Recvd: 04/28/11 08:39 2 pgs
Fees:13.00 Taxes:232.14
20110428-0032399

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Burkitt Place Development, LLC, a Tennessee Limited Liability Company ("Grantor") does hereby bargain, sell, transfer and convey unto **Celebration Homes LLC, a Tennessee limited liability company** ("Grantee") its successors, representatives and assigns, property located in Williamson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 278 on the Final Plat of Burkitt Place, Phase 2G, as of record in Instrument No. 20070514-0057216, and Instrument No. 20070628-0077531, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a part of the same property conveyed to Burkitt Place Development, LLC by deed from Benjamin R. McMurray III, Frank M. McMurray and William M. McMurray of record in Instrument No. 20050816-0096917 and Deed from James N. McFarlin, William T. McFarlin, Ruth Marie McFarlin, Ellen M. Jennings and May Lou Homes, of record in Instrument No. 20050816-0096916, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to CELEBRATION HOMES LLC, its successors, representatives and assigns, forever.

AND BURKITT PLACE DEVELOPMENT, LLC does hereby covenant with CELEBRATION HOMES LLC, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND BURKITT PLACE DEVELOPMENT, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to CELEBRATION HOMES LLC, its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

This is (X) unimproved ( ) improved property known as: Lot No. 278–Burkitt Place Subdivision, Phase 2G, Nolensville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 21st day of April, 2011

Burkitt Place Development, LLC

By: _____
G. Allen Patton, Chief Manager
Lot 278 Burkitt Place, Phase 2G

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Burkitt Place Development, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Burkitt Place Development, LLC by himself as such Chief Manager.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 21st day of April, 2011.

_____
NOTARY PUBLIC

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

My Commission Expires: 12-28-13

Permitted Encumbrances

1. Subject to all matters shown on the plat of record in Instrument No. 20070514-0058216 and Instrument No. 20070628-0077531, 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. 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.
8. Right of Way Easement of record in Instrument No. 20061109- 0139669, Register's Office for Davidson County, Tennessee.
9. All assessments and taxes due in 2011 and thereafter, a lien, but not yet due and payable.