11-1-169

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of August, 2011 by and between **Celebration Homes, LLC**, hereinafter referred to as GRANTOR, and **Candice L. Hall an unmarried woman**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Final Plat, Village Ten, Summerfield Subdivision, of record in Instrument No. 200607180086558, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

This conveyance is subject to the following:

All matters appearing on the plan of Village Ten, Summerfield Subdivision, of record in Instrument 201104180029897, Register's Office for said County.

Restrictive Covenants contained in instrument of record in Book 11588, page 484 as amended in Book 11669, page 376; Instrument 200103080021946; Instrument 200105040046260 and Instrument 200305270071168 and supplemented in Instrument 200607240089081, Register's Office for said County.

Homeowners Association Charter of record in Book 11648, page 660 as amended in Instrument 200103260028531, Register's Office for said County.

By-Laws of record in Book 11648, page 662 as amended in Instrument 200105040046261, Register's Office for said County.

Stormwater Detention Agreement of record in Instrument 200206270077609 and Instrument 200001130004777, Register's Office for said County.

Easement in favor of Tennessee Telephone Company of record in Instrument 200008240083643, Register's Office for said County.

Being part of the same property conveyed to Celebration Homes, LLC by Quitclaim Deed from The Craig Company, dated April 15, 2011, recorded April 18, 2011, of record in Instrument 201104180029897, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to the The Craig Company by Warranty Deed from Summerfield Development, LLC, dated August 8, 2006, recorded August 10, 2006, of record in Instrument 200608100098741, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 612 Sandrose Court, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Celebration Homes, LLC

By: Amber Pratt, Secretary
Amber Pratt, Secretary

BILL GARRETT, Davidson County
Trans:T20110053447 DEEDWARR
Recvd: 08/30/11 10:36 2 pgs
Fees:13.00 Taxes:534.69
20110830-0067039

ORT Form 3956 (Rev. 1/22/07)

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Susan L Jackson, a Notary Public of said State and County aforesaid, personally appeared **Amber Pratt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Secretary** of **Celebration Homes, LLC**, the within named bargainor, a corporation, and that he/she as such **Secretary**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Secretary**.

Witness my hand and seal, at office in Williamson Co this the 23rd day of August, 2011.

Notary Public
My Commission Expires:_____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

Name and Address of Property Owner:
Candice L. Hall
612 Sandrose Court
Antioch, TN 37013

Send Tax Statements to:
Peoples Home Equity Inc
213 Ward Circle
Ste 201
Brentwood TN 37027

Map & parcel 164.10-0A-440.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $144,510.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23rd day of August, 2011.

Notary Public

My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

RETURN TO:

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