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

BILL GARRETT, Davidson County
Trans:T20110059500 DEEDWARR
Recvd: 09/26/11 10:32 2 pgs
Fees:13.00 Taxes:966.59
20110926-0074167

Judy A. Lehman
Notary Public
State of Tennessee
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $261,241.00

Affiant

Subscribed and sworn to before me, this 16th day of September, 2011.

Notary Public

My Commission Expires: 3-8-15

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Michael K. Anders & Sheryl J. Anders 7657 Kemberton Drive East Nolensville, TN 37135	Fifth Third Mtg. Company 5001 Kingsley Drive MD: 1M06BQ Cincinnati, OH 45227	186-04-0A-08200CO

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 **Michael K. Anders and Sheryl J. Anders, 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. 126 on the Final Plat of Burkitt Place, Phase 1B, Section 1, as of record in Instrument No. 20061109-0139669, 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 CelebrationHomes, LLC by deed from Burkitt Place Development, LLC, dated April 4, 2007 of record in Instrument No. 20070410-0042405, 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. 20061109-0139669, 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, Tennessee.
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 2011 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 8805 Ivymount 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 16th day of September, 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 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 same of the Company by himself as such Vice-President.

Witness my hand, at Brentwood, Tennessee, 16th day of September, 2011

_____
NOTARY PUBLIC

My Commission Expires: 12-28-13

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