BILL GARRETT, Davidson County
Trans:T20110064612 DEEDWARRSP
Recvd: 10/17/11 09:51 2 pgs
Fees:13.00 Taxes:212.06
20111017-0080393

THIS INSTRUMENT PREPARED BY:
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 $57,314.00.00

AFFIANT

Subscribed and sworn to before me, this 14th day of October, 2011.

NOTARY PUBLIC

My Commission Expires: 12-28-13

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

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-19000CO

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. 248 of Burkitt Place, Phase 2-E, on plat of record in Instrument No. 20070806-0093146, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate 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. 248–Burkitt Place Subdivision, Phase 2-E Nolensville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 23rd day of September, 2011

Burkitt Place Development, LLC

By: _____

G. Allen Patton, Chief Manager
Lot 248 Burkitt Place, Phase 2-E

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 Secretary, 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 14th day of October, 2011.

_____
NOTARY PUBLIC

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

My Commission Expires: 12-28-13

Permitted Encumbrances

Subject to all matters shown on the plat of record in Instrument No. 20070806-0093146, Register's Office for Davidson County, Tennessee.

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.

Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.

Notice of Greenbelt assessments of record in Book 8880, Page 387, Register's Office for Davidson County, Tennesee.

Right of Way Easement of record in Instrument No. 20061109- 0139669, Register's Office for Davidson County, Tennessee.

All assessments and taxes due in 2011 and thereafter, are a lien.