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

BILL GARRETT, Davidson County
Trans:T20110078748 DEEDWARR
Recvd: 12/13/11 09:51 2 pgs
Fees:13.00 Taxes:1422.53
20111213-0096956

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $384,467.00

Affiant

Subscribed and sworn to before me, this 8th day of December, 2011

Notary Public

My Commission Expires: 12-28-13

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

Address New Owner:	Send Tax Bills To:	Map & Parcel:
Jacob J. Sims & Katherine H. Sims 8168 Middlewick Lane Nolensville, TN 37135	Peoples Home Equity 5201 Virginia Way, Ste.100 Brentwood, TN 37027	186-04-0A-11900CO

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 Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jacob J. Sims and Katherine H. Sims, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 306 on the Final Plat of Burkitt Place, Phase 2B, as of record in Instrument No. 20070222-0021966, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for amore complete and accurate description.

Being the same property conveyed to Celebration Homes, LLC by deed from Burkitt Place Developoment, LLC, dated May 4, 2011 of record in Instrument No. 20110509-0035489, 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. 20070222-0021966, 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. All assessments and taxes due in 2011 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 8168 Middlewick Lane, Nolensville, TN 37235

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 tosaid land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 8th day of December, 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 same of the Company by himself as such Vice-President.

Witness my hand, at Brentwood, Tennessee, 8th day of December, 2011.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 12-28-13

