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

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $415,063.00

Affiant

Subscribed and sworn to before me, this 27th day of January, 2012.

Notary Public

My Commission Expires: 11-5-2012

BILL GARRETT, Davidson County
Trans:T20120007234 DEEDWARR
Recvd: 01/31/12 08:54 2 pgs
Fees:13.00 Taxes:1535.73
20120131-0008553

Address New Owner:	Send Tax Bills To:	Map & Parcel:
Jeffrey McKissack 8201 Middlewick Lane Nolensville, TN 37135	SunTrust Mortgage 1001 Seemes Ave RVW-5023 Richmond, VA 23224	186-04-0A-12200CO

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, **Jeffrey McKissack, unmarried,** hereinafter called the Grantee, their his and assigns, a certain parcel of land in County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 439 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 a more complete and accurate description.

Being a portion of the same property conveyed to Celebration Homes, LLC by deed from Burkitt Place Development, LLC, dated March 30, 2007 of record in Instrument No. 20070412-0044146, 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. 20060306-0025368 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 8680, 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: 8201 Middlewick Lane, Nolensville, TN 37135.

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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 27th day of January, 2012

Celebration Homes, LLC

By: _____ 1-27-2012
Randall B. Smith, 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 **Randall B. Smith,** with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the President of Celebration Homes, LLC, the bargainor, a Tennessee limited liability company, and that he as such 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 President.

Witness my hand, at Brentwood, Tennessee, 27th day of January, 2012.

_____
NOTARY PUBLIC

My Commission Expires: 12-28-13

