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

BILL GARRETT, Davidson County
Trans:T20120007678 DEEDWARR
Recvd: 02/01/12 10:56 2 pgs
Fees:13.00 Taxes:728.90
20120201-0009021

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $197,000.00.

Affiant

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

Notary Public

My Commission Expires: 5/4/15

Address New Owner:	Send Tax Bills To:	Map & Parcel:
Bethany Nicole McGuire Garen Michael Smith 4232 Longfellow Dr. Nashville, TN 37214	Fifth Third Mtg Co 5001 Kingsley Dr, MD 1MOCBQ Cincinnati, OH 45227	062-02-0B-27100CO

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 **Bethany Nicole McGuire and Garen Michael Smith*** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

*also known as Michael Garen Smith

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Abbington Park, Phase Two, Section 1, as of record in Instrument No. 20081008-1012227 and revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, 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 AFM & I, dated September 16, 2010, of record in Instrument No. 201009200074755, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Provisions contained in deed of conveyance of record in Book 8377, Page 820, Register's Office for Davidson County, Tennessee, which contains reservations for certain sewer taps.
2. Warranty Deed of Flowage easements granted to the United States of America, of record in Book 2242, Page 513, Register's Office for Davidson County, Tennessee.
3. Grant of Transmission Line Easement to the United States of America, of record in Book 1163, Page 341, Register's Office for Davidson County, Tennessee.
4. Easement for 20-Foot right of way for ingress and egress, conveyed to Olin M. Weakley, et al, of record in Book 1198, Page 525, Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions of record in Instrument No. 20010402-0031520, Register's Office for Davidson County, Tennessee, which restrictions restrict the property described therein to use only as open green space.
6. Covenants and conditions of record in Instrument No. 2000072-00071648, Register's Office for Davidson County, Tennessee, which contain certain provisions regarding sewer line access for up to two connections and also provides a buffer zone and landscaping
7. Stormwater Detention Agreement of record in Instrument No. 20030508-00611633, Register's Office for Davidson County, Tennessee.
8. Subject to all matters as shown on Final Plat of Abbington Park, Phase Two, Section One, of record in Instrument No. 20081008-0102227, revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee.
9. Stormwater Detention Agreement of record in Instrument No. 20030109-0004246, Register's Office for Davidson County, Tennessee.
10. Restriction of record in Instrument No. 20081008-0101931 and as corrected in Register's Office for Davidson County, Tennessee.

11. All assessments and taxes due in 2012 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 4232 Longfellow Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of January, 2012

Celebration Homes, LLC

By: _____
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/her 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 forthe 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

