BILL GARRETT, Davidson County
Trans:T20120016251 DEEDWARRSP
Recvd: 03/05/12 15:41 2 pgs
Fees:13.00 Taxes:212.06
20120305-0019332

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 AFFIANT Subscribed and sworn to before me, this 29th day of February, 2012 NOTARY PUBLIC My Commission Expires: 12-28-13

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

Address New Owners as Follows:
Celebration Homes, LLC
7123 Crossroads Blvd.
Brentwood, Tennessee 37027

Send Tax Bills To:
SAME

Map-Parcel Number:
186-04-0A-17100CO

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,

NW Burkitt, LLC, a Delaware 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 Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 295, on the Final Plat of Burkitt Place, Phase 2-E, as of record in Instrument No. 20070806-0093146, 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 NW Burkitt, LLC by deed from Burkitt Place Development, LLC dated December 27, 2011 of record in Instrument No. 20120106-0001499, 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 NW BURKITT, 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 NW BURKITT, 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.295, Burkitt Place, Phase 2-E, Nolensville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 29th day of February, 2012

NW Burkitt, LLC

By: _____
Ross M. Cowan, Jr., Managing Director

NORINE A. HALLAWAY
NOTARY PUBLIC STATE OF NEW YORK
No. 01HA6205336
QUALIFIED IN RICHMOND COUNTY
Commission Expires May 11, 2013

STATE OF New York
COUNTY OF Richmond

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ross M. Cowan, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Managing Director of NW Burkitt, LLC the bargainor, a Delaware Limited Liability Company, and that he as such Managing Director being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of NW Burkitt, LLC by himself as such Managing Director.

WITNESS my hand and official seal, on this 29th day of February, 2012.

Norine A. Hallaway (Gardner)
NOTARY PUBLIC

My Commission Expires: May 11, 2013

NORINE A. H...
NOTARY PUBLIC S...
No. 01H...
QUALIFIED IN R...
Commission Expi...

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.

Assignment of Developers Rights of record in Instrument No. 20120106-0001500, 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.

Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee.

Easement to United Telephone Co. of record in Instrument No. 20060607-0067543, Register's Office for Davidson County, Tennessee.

All assessments and taxes due in 2012 and thereafter, are a lien.