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

BILL GARRETT, Davidson County
Trans:T20120041378 DEEDWARR
Recvd: 06/05/12 14:27 2 pgs
Fees:13.00 Taxes:792.82
20120605-0049030

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $214,275.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2012

Notary Public

My Commission Expires: 12-28-13

Address New Owner:	Send Tax Bills To:	Map & Parcel:
Rudolph Ragnauth Sundra G. Ragnauth 4245 Longfellow Dr. Nashville, TN 37214	Franklin Synergy Bank 3301 Aspen Grove Drive, Suite 200 Franklin, TN 37067	062-02-0B-28200CO

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 **Rudolph Ragnauth and Sundra G. Ragnauth, 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. 266 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 January 20, 2012, of record in Instrument No. 20120123-0005954, 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: 4245 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 31st day of May, 2012

Celebration Homes, LLC

By: _____
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/her 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, 31st day of May, 2012.

_____
NOTARY PUBLIC

My Commission Expires: 12-28-13

