BILL GARRETT, Davidson County
Trans:T20120045353 DEEDWARRSP
Recvd: 05/20/12 08:25 3 pgs
Fees:18.00 Taxes:194.25
20120620-0053840

**THIS INSTRUMENT PREPARED BY:**

**MOORELAND TITLE COMPANY, LLC**
2131 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 $52,500.00

AFFIANT

Subscribed and sworn to before me, this 18th day of February, 2011

NOTARY PUBLIC

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

| **Address New Owners as Follows:** | **Send Tax Bills To:** | **Map-Parcel Number:** |
|---|---|---|
| Celebration Homes LLC<br>7123 Crossroads Blvd.<br>Suite C<br>Brentwood, Tennessee 37027 | SAME | 058-10-0B-05400CO |

## 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,

**Corey Craig, Lloyd H. Craig and Randall B. Smith** ("Grantor") do 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. 105 on the Final Subdivision Plat of Phase Two, Carrington Place, as of record in Instrument No. 201009230075756, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being a portion of the property conveyed to Corey Craig, Lloyd H. Craig and Randall B. Smith by deed of record in Instrument No. 20060331-0036890, 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 CELBRATION HOMES LLC, its successors, representatives and assigns, forever.

AND COREY CRAIG, LLOYD H. CRAIG and RANDALL B. SMITH do hereby covenant with CELEBRATION HOMES LLC, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND COREY CRAIG, LLOYD H. CRAIG and RANDALL B. SMITH do further covenant and bind themselves, their heirs 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. 105 – Phase Two, Carrington Place, Nashville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 15th day of June, 2012.

By: _____
Corey Craig

By: _____
Lloyd H. Craig

By: _____
Randall B. Smith

STATE OF TENNESSEE
COUNTY OF WILLLIAMSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared Corey Craig, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Brentwood, Tennessee, this 15th day of June, 2012.

Linda J. Ott
NOTARY PUBLIC

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-28-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Lloyd H. Craig, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Brentwood, Tennessee, this 15th day of June, 2012

Linda J. Ott
NOTARY PUBLIC

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

MY COMMISSION EXPIRES: 12-28-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Randall B. Smith, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Brentwood, Tennessee, this 15th day of June, 2012.

Linda J. Ott
NOTARY PUBLIC

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

MY COMMISSION EXPIRES: 12-28-13

**Permitted Encumbrances**

1. County Taxes for 2011, have been pro-rated and shall be paid by Grantee, all subsequent years, a lien not yet due and payable.

2. All matters shown on the plat of record in Instrument No. 201009230075756, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 20060503-0051461, Register's Office for Davidson County, Tennessee.