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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 29th day of June, 2012.

Notary Public

My Commission Expires: 7-21-2013

DAVID A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

BILL GARRETT, Davidson County
Trans:T20120051653 DEEDWARR
Recvd: 07/13/12 09:44 2 pgs
Fees:13.00 Taxes:832.50
20120713-0061630

Address New Owner:
Noriko Stadaker
3008 Carrington Place
Nashville, TN 37218

Send Tax Bills To:
New Owner

Map & Parcel:
058-10-0B-020.00

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 **Noriko Stadaker and Saimana Faumuina,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Wilson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Final Subdivision Plat of Phase One, Carrington Place of record in Instrument No.20070320-0033562, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CelebrationHomes, LLC by deed from Corey Craig, Lloyd H. Craig and Randall B. Smith, dated September 26, 2007, of record in Instrument No.200710040118606, Register's Office for Davidson County, Tennessee.

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

1. Stormwater Detention Agreement of record in Instrument No. 20060503-0051461, Register's Office for Davidson County, Tennessee.
2. Subject to all matters on plat of record in Instrument No. 200703200033562, Register's Office for Davidson County, Tennessee.
3. Any and all zoning, building restrictions, setback requirements and general utility, sewer and drainage easements of record and any and all facts that an accurate survey would disclose.
4. All assessments and taxes due in 2012 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 3008 Carrington Place, Nashville, TN 37218

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 and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of June, 2012.

Celebration Homes, LLC

By: _____ - 6/29/2012
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, 29th day of June, 2012.

_____
NOTARY PUBLIC

My Commission Expires: 12-28-13

