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

BILL GARRETT, Davidson County
Trans:T20130002968 DEEDWARR
Recvd: 01/10/13 15:19 2 pgs
Fees:13.00 Taxes:194.25
20130110-0003482

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 7th day of January, 2013.

Notary Public

My Commission Expires: 12-28-16

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Address New Owner:	Send Tax Bill To:	Map & Parcel:
Celebration Homes, LLC 7123 Crossroads Blvd. Brentwood, TN 37027	OWNER	058-10-0B-03100CO

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 Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Corey Craig and Lloyd H. Craig and Randall B. Smith,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Celebration Homes, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its heirs and assigns, a certain parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Final Subdivision Plat of Phase Two, Carrington Place, as of record in Instrument No. 20100923-0075756, 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 Corey Craig, Lloyd H. Craig and Randall B. Smith by deed from Robert Jerry Harper, Stephen Carter Harper, Gloria Fay Harper Boyles, Williams Ronald Carrington and Delores Elaine Carrington Bolling, dated March 27, 2006 of record in Instrument No. 20060331-0036890, Register's Office for Davidson County, Tennessee.

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

1. 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.
2. Stormwater Detention Agreement of record in Instrument No. 20060503-0051461, Register's Office for Davidson County, Tennessee.
3. Subject to all matters on plat of record in Instrument No. 10100923-0075756, Register's Office for Davidson County, Tennessee.
4. All assessments and taxes due in 2013 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 3348 Brome Lane, Nashville, TN 37218.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are 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; Grantors do further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of January, 2013.

Corey Craig

Lloyd H. Craig

Randall B. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Corey Craig and Lloyd H. Craig and Randall B. Smith,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 7th day of January, 2013

Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY