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

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $215,900.00

LaBaron Grafton
Affiant

Subscribed and sworn to before me, this 28th day of February, 2013

Brenda Huntsman
Notary Public

My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20130017581 DEEDWARR
Recvd: 03/04/13 11:03 2 pgs
Fees:13.00 Taxes:798.83
20130304-0021318

Address New Owner:	Send Tax Bills To:	Map & Parcel:
Labaron Grafton 3372 Brome Lane Nashville, TN 37218	Pinnacle National Bank P.O. Box 331678 Murfreesboro, TN 37133	058-10-0B-03700CO

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 **Labaron Grafton, an umarried person,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Carrington Place, Phase Two, 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 the same property conveyed to Celebration Homes, LLC by deed from Corey Craig, Lloyd H. Craig and Randall B. Smith, dated June 14, 2012 of record in Instrument No. 20120620-0053840, 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. 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.
3. Subject to all matters on plat of record in Instrument No. 20100923-0075756, Register's Office for Davidson County, Tennessee.
4. 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.
5. All assessments and taxes due in 2013 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 3372 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 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-13827

WITNESS my hand this 28th day of February, 2013.

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 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, 28th day of February, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 12-28-13