Return to: JTC BOX 14

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 ~~$266,000.00~~ 258,000.00

Lisa D. Aiken
Affiant

Subscribed and sworn to before me, this 6th day of March, 2013

Notary Public

My Commission Expires: 9-19-15

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Jan Peace 7301 Riverfront Drive Nashville, TN 37221	REGIONS BANK d/b/a REGIONS MORTGAGE Mtg Loan Servicing - P. O. Box 2153 Birmingham, AL 35287-2520 DEPT 2520	126-16-0A-59000CO

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 **Jan Peace, an unmarried woman,** 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. 278 on the Final Plan of Riverwalk, Phase 4-B, as shown on plat of record in Instrument No. 20060907-0110507, 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 Substitute Trustee's Deed, dated August 29, 2008 of record in Instrument No. 20080922-0096562, Register's Office for Davidson County, Tennessee.

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

See attached exhibit "A"

This is improved property known as: 7301 Riverfront Drive, Nashville, TN 37221

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 warrant 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 6th day of March, 2013.

BILL GARRETT, Davidson County
Trans:T20130018969 DEEDWARR
Recvd: 03/07/13 16:45 3 pgs
Fees:18.00 Taxes:954.60
20130307-0023080

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, this 6th day of March, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EXHIBIT A
Permitted Encumbrances

1. County taxes, alll subsequent years including 2013 a lien, not yet due and payable.

2. Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

3. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County.

4. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for said County.

5. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for said County.

6. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315; 318 and 324, Register's Office for said County.

7. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565, Register's Office for said County.

8. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-00725538, Register's Office for said County.

9. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143657 and Instrument No. 20040826-0103240, Register's Office for said County.

10. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County.

11. Charter Right of Way for CSX Transportation Railroad.

12. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

13. All matters set forth in plat of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee.