BILL GARRETT, Davidson County
Trans:T20130057430 DEEDWARRSP
Recvd: 07/05/13 12:27 2 pgs
Fees:13.00 Taxes:222.67
20130705-0069844

**THIS INSTRUMENT PREPARED BY:**
**MOORELAND TITLE COMPANY, LLC**
213 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 $60,182.00

Becky Sukoteski
AFFIANT

Subscribed and sworn to before me, this 2nd day of July, 2013

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 12-28-13

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

**Address New Owners as Follows:**
Celebration Homes, LLC
7123 Crossroads Blvd.
Brentwood, Tennessee 37027

**Send Tax Bills To:**
SAME

**Map-Parcel Number:**
186-O4-OA-48100CO

## 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,

**NW Burkitt, LLC, a Delaware Limited Liability Company** ("Grantor") does 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. 481 on the Final Plat of Burkitt Place, Phase 2-I as of record in Instrument no. 20130215-0015586, 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 NW Burkitt, LLC by deed from Burkitt Place Development, LLC dated December 27, 2011 of record in Instrument No. 20120106-0001499, 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 CELEBRATION HOMES, LLC, its successors, representatives and assigns, forever.

AND NW BURKITT, LLC does hereby covenant with CELEBRATION HOMES, LLC that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND NW BURKITT, LLC does further covenant and bind itself, its successors, representatives 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. 481, Burkitt Place, Phase 2-I, Nolensville, TN 37135

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 2nd day of July, 2013.

NW Burkitt, LLC

By: _____
G. Allen Patton, Special Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Special Vice-President of NW Burkitt, LLC the bargainor, a Delaware Limited Liability Company, and that he as such Special Vice-President being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of NW Burkitt, LLC by himself as such Special Vice-President.

WITNESS my hand and official seal, on this 2nd day of July, 2013.

_____
NOTARY PUBLIC

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: 12-28-13

**Permitted Encumbrances**

Subject to all matters shown on the plat of record in Instrument No. 20130214-0016586 Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388 as amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.

Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.

Notice of Greenbelt assessments of record in Book 8880, Page 387, Register's Office for Davidson County, Tennesee.

Right of Way Easement of record in Instrument No. 20061109- 0139669, Register's Office for Davidson County, Tennessee.

Assignment of Developers Rights of record in Instrument No. 20120106-0001500, Register's Office for Davidson County, Tennessee.

Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee.

Easement to United Telephone Co. of record in Instrument No. 20060607-0067543, Register's Office for Davidson County, Tennessee.

All assessments and taxes due in 2013 and thereafter, are a lien.