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

BILL GARRETT, Davidson County
Trans:T20130069355 DEEDWARR
Recvd: 08/13/13 08:59 2 pgs
Fees:13.00 Taxes:871.72
20130813-0084604

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $235,600.00

Affiant

Subscribed and sworn to before me, this 7th day of August, 2013

Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Address New Owner:
Edward C. Valentin
Jeanne E. Valentin
3364 Brome Lane
Nashville, TN 37218

Send Tax Bills To:
OWNER

Map & Parcel:
058-10-0B-03500CO

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 **Edward C. Valentin and Jeanne R. Valentin, husband and wife,** hereinafter called the Grantee, herheirs and assigns, a certain parcel of land in Williamson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 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 February 5, 2013 of record in Instrument No.Instrument No. 20130208-0013010, 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. All assessments and taxes due in 2013 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 3364 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 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 7th day of August, 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, 7th day of August, 2013.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 12-28-13

