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

BILL GARRETT, Davidson County
Trans:T20140010076 DEEDWARR
Recvd: 02/12/14 09:14 2 pgs
Fees:13.00 Taxes:365.93
20140212-0012306

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
M/18/17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $98,900.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2014.

Notary Public

My Commission Expires:_____

Address New Owner:
Donald A. Blackwell
Terry Blackwell
Beverly Blackwell
1515 Bridgecrest Drive., #134
Antioch, TN 37013

Send Tax Bills To:
METROPOLITAN BANK
3500 LAKELAND DR. STE. 501
FLOWOOD, MS 39232

Map & Parcel:
149-15-0B-06100CO

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 **Donald A. Blackwell, Terry Blackwell and Beverly Blackwell, as tenants in common with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 134 on the Final Plat of Cambridge Forest Townhomes, as shown by plat appearing of record in Instrument No. 20040224-0020966, 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 The Craig Company by deed from Craig Investment Group, LLP, dated June 8, 2005 of record in Instrument No. 20050610-0066619, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Celebration Homes, LLC by deed from The Craig Company, dated January 31, 2014 of record in Instrument No. 20140212-0012304, Register's Office for Davidson County, Tennessee.

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

1. Subject to all matters on plan of record in Instrument No. 20040224-0020966 , said Register's Office for Davidson County, Tennessee.
2. Subject to Easements of record in Book 1207, Page 529; Book 1147, Page 148; Book 6881, Page 320; Book 7453, Page 445 and Book 8795, Page 158, Register's Office for Davidson County, Tennessee.
3. Subject to Restrictive Covenants of record in Instrument No.20030806-0112013, said Register's Office for Davidson, Tennessee.
4. Subject to Stormwater Detention Agreement of record in Book 7632, Page 962, Register's Office for Davidson County, Tennessee.
5. Subject to Charter for the Homeowner's Association of record in Book 10343, Page 769, Register's Office for Davidson County, Tennessee.
6. All assessments and taxes due in 2014 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 1515 Bridgecrest Dr., #134, Antioch, TN 37013.

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 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 31st day of January, 2014.

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, 31st day of January, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 12-18-2017

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY