14-1059

Register Return to:
Land Title South, Inc.
3326 Aaron Grove Dr
Suite
Fran

BILL GARRETT, Davidson County
Trans:T20140040284 DEEDWARRSP
Recvd: 06/09/14 09:57 2 pgs
Fees:13.00 Taxes:520.48

20140609-0049768

THIS INSTRUMENT PREPARED BY:
MOORELAND TITLE COMPANY, LLC
213 Overlook Circle
Suite B-2
Brentwood, TN 37027
(615) 376-9400

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $140,671.05

AFFIANT

Subscribed and sworn to before me, this 15th day of May, 2014

NOTARY PUBLIC

My Commission Expires: My Commission Expires October 30, 2016

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

Send Tax Bills To:
SAME

Map-Parcel Number:
186040A375 00CO
+ 186040A38000 CO

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 Nos. 375 and 380 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 Nos. 375 and 380
, Burkitt Place, Phase 2-1, Nolensville, TN 37135

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 15th day of May, 2014

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 15th day of May, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 12-18-17

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Permitted Encumbrances

Subject to all matters shown on the plat of record in Instrument No. 20130215-0011586 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 2014 and thereafter, are a lien.