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

BILL GARRETT, Davidson County
Trans:T20140047870 DEEDWARR
Recvd: 07/03/14 15:02 2 pgs
Fees:13.00 Taxes:832.50
20140703-0059089

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 1st day of July, 2014.

Notary Public

My Commission Expires: 12-18-17

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Address New Owner:	Send Tax Bills To:	Map & Parcel:
Philip Allen Turner 3329 Brome Lane Nashville, TN	Gardner Financial Services 3503 Paesanos Parkway San Antonio, TX 78231	058-10-0B-05800CO

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 **Philip Allen Turner,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the Final Subdivision Plat of Phase Two, Carrington Place, as 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 August 16, 2013 of record in Instrument No. 20130820-0087854, 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 2014 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 3329 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 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 and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of July, 2014

Celebration Homes, LLC

By: _____
Randall B. Smith, 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 **randall B. Smith,** with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the President of Celebration Homes, LLC, the bargainor, a Tennessee Limited Liability Company and that he as such 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 President.

Witness my hand, at Brentwood, Tennessee, 1st day of July, 2014

_____
NOTARY PUBLIC

My Commission Expires: 12-18-17



