Davidson County DEEDWARR
Recvd: 07/21/14 07:53 3 pgs
Fees:18.00 Taxes:554.63
20140721-0064158

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

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Affiant

Subscribed and sworn to before me, this 18th day of July, 2014.

Notary Public

My Commission Expires: 12-27-15

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Jamaal Kirkpatrick Rosemarie Kirkpatrick 8521 Lawson Drive Antioch, TN 37013	F+M Bank 50 Franklin Street Clarksville, TN 37040	182-06-0A-27400CO

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 **Jamaal Kirkpatrick and Rosemarie Kirkpatrick, husband and wife,** 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. 262 on the Final Plat for Cluster-Lot-Subdivision, Old Hickory Hills, Phase Three, Section One, as shown by plat appearing of record in Instrument No. 20060420-0045296, 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 The Craig Company, dated March 14, 2014 of record in Instrument No. 20140318-0022404, Register's Office for Davidson County, Tennessee.

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

1. Subject to all matters on Plat of record in Instrument No. 20060420-0045296, Register's Office for Davidson County, Tennessee.
2. Restrictive Covenants of record in Instrument No. 20020116-0006750, Register's Office for Davidson County, Tennessee.
3. Storm Water Detention Agreement of record in Instrument No. 20010306-0021333, Instrument No. 20030226-0025749 and Instrument No. 20040927-0116009, Register's Office for Davidson County, Tennessee.
4. Storm Sewer and Drainage Easement of record in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee.
5. Easement to United Telephone Co. of record in Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee.
6. Right of adjoining owners of record in Book 6013, Page 187, Register's Office for Davidson County, Tennessee.
7. All assessments and taxes due in 2014 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 8521 Lawson Drive, Antioch, TN 37013

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 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 18th day of July, 2014.

Celebration Homes, LLC

By: _____
Corey Craig, Vice-President

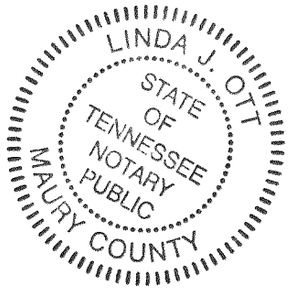
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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, 18th day of July, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 12-18-17



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).