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

BILL GARRETT, Davidson County
Trans:T20140058952 DEEDWARR
Recvd: 08/12/14 10:04 2 pgs
Fees:13.00 Taxes:766.77
20140812-0072559

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $207,234.00

Affiant

Subscribed and sworn to before me, this 11th day of August, 2014

Notary Public

My Commission Expires: SEP 20 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Address New Owner:
Christopher Gaines
Malynda Gaines
3369 Brome Lane
Nashville, TN 37218

Send Tax Bills To:
OWNER

Map & Parcel:
058-10-0B-04800CO

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 **Christopher Gaines and Malynda Gaines, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Williamson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 99 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, recorded on March 18, 2014 of record in Instrument No. 20140318-0022402, and corrected by Scrivener's Affidavit of record in Instrument No, 20140324-0024118, 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: 3369 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, 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, 7th day of August, 2014

_____
NOTARY PUBLIC

My Commission Expires: 12-18-17

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN