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

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $368,949.00

Diana Richards
Affiant

Subscribed and sworn to before me, this 15th day of May, 2015

Sheri Engel
Notary Public

My Commission Expires: January 11, 2016

Address New Owner:	Send Tax Bills To:	Map & Parcel:
James Randall Ward Mary Kay Ward 9104 Macauley Lane Nolensville, TN 37135	CMC Funding, INC. 804 Green Valley Rd, Suite 106 Greensboro, NC 27408	186-04-0A-467.00CO

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, **James Randall Ward and Mary Kay Ward, 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. 467 on the Final Plat of Burkitt Place, Phase 2-K, Section 1, as of record in Instrument No. 20131002-0103400, 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 NW Burkitt, LLC, dated December 18, 2013 of record in Instrument No. 20131223-0129421, Register's Office for Davidson County, Tennessee and corrected by Scrivener's Affidavit of record in Instrument No. 20140121-0005164, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/18/15 14:41 3 pgs
Fees:18.00 Taxes:1365.11
20150518-0045633

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

1. Subject to all matters shown on the plat of record in Instrument No. 20131002-0103400 Register's Office for Davidson County, Tennessee.
2. 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.
3. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
4. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
5. PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
6. Notice of Greenbelt assessments of record in Book 8880, Page 387, Register's Office for Davidson County, Tennessee.
7. Right of Way Easement of record in Instrument No. 20061109- 0139669, Register's Office for Davidson County, Tennessee.
8. All assessments and taxes due in 2015 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 9104 Macauley Lane, Nolensville, TN 37135.

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 15th day of May, 2015

Celebration Homes, LLC

By: _____
Corey Craig, Vice-President

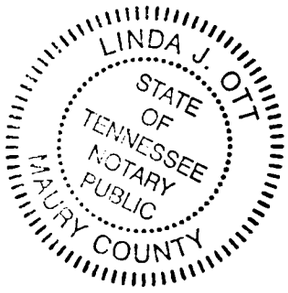
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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, 15th day of May, 2015

_____
NOTARY PUBLIC

My Commission Expires: 12-18-17



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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY