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

BILL GARRETT, Davidson County
Trans:T20150089782 DEEDWARR
Recvd: 10/21/15 14:17 2 pgs
Fees:13.00 Taxes:1032.08
20151021-0107204

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $278,940.00

Affiant

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Subscribed and sworn to before me, this 7th day of October, 2015

Notary Public

My Commission Expires: 12-18-17

Address New Owner:	Send Tax Bills To:	Map & Parcel:
David Pippin Janet S. Pippin 4244 Longfellow Dr. Nashville, TN 37214	Suntrust Mortgage 901 Semmes Ave. Richmond, VA 23224	062-02-0B-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 **David Pippin and Janet S. Pippin, 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. 258 on the Plan of Abbington Park, Phase Two, Section 1, as of record in Instrument No. 20081008-1012227 and revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, 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 AFM & I, Inc., dated February 13, 2015 of record in Instrument No. 20150223-0015347, Register's Office for Davidson County, Tennessee.

The above described property is also known as: 4244 Longfellow Drive, Nashville, TN 37214

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

1. Provisions contained in deed of conveyance of record in Book 8377, Page 820, Register's Office for Davidson County, Tennessee, which contains reservations for certain sewer taps.
2. Warranty Deed of Flowage easements granted to the United States of America, of record in Book 2242, Page 513, Register's Office for Davidson County, Tennessee.
3. Grant of Transmission Line Easement to the United States of America, of record in Book 1163, Page 341, Register's Office for Davidson County, Tennessee.
4. Easement for 20-Foot right of way for ingress and egress, conveyed to Olin M. Weakley, et al, of record in Book 1198, Page 525, Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions of record in Instrument No. 20010402-0031520, Register's Office for Davidson County, Tennessee, which restrictions restrict the property described therein to use only as open green space.
6. Covenants and conditions of record in Instrument No. 2000072-00071648, Register's Office for Davidson County, Tennessee, which contain certain provisions regarding sewer line access for up to two connections and also provides a buffer zone and landscaping requirements as more particularly set forth in said deed.
7. Stormwater Detention Agreement of record in Instrument No. 20030508-

00611633, Register's Office for Davidson County, Tennessee.

8. Subject to all matters as shown on Final Plat of Abbington Park, Phase Two, Section One, of record in Instrument No. 20081008-0102227, ervised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee.
9. Stormwater Detention Agreement of record in Instrument No. 20030109-0004246, Register's Office for Davidson County, Tennessee.
10. All assessments and taxes due in 2015 and thereafter, a lien, but not yet due and payable.

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 October, 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, 7th day of October, 2015

_____
NOTARY PUBLIC

My Commission Expires: 12-18-17

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY