15-A-431

BILL GARRETT, Davidson County
Trans:T20160000253 DEEDWARR
Recvd: 01/04/16 11:25 2 pgs
Fees:13.00 Taxes:331.15
20160104-0000260

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of December, 2015 by and between NW Burkitt, LLC, a Delaware Limited Liability Company, hereinafter referred to as GRANTOR, and Celebration Homes, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nolensville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 263 on the Final Plat Burkitt Place, Phase 2G, of record in Instrument No. 20070514-0057216 and 20070628-0077531, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to NW Burkitt, LLC by Special Warranty Deed from Burkitt Place Development, LLC dated December 29, 2011, recorded January 6, 2012, of record in Instrument No. 20120106-0001499, Register's Office for Davidson County, Tennessee.

This is [ ]improved [xx]unimproved property known as: 7604 Kemberton Drive E, Nolensville, TN 37135

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

NW Burkitt, LLC

By: _____
G. Allen Patton , Special Vice President

LLC
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Lisa W. Carnes, a Notary Public of said State and County aforesaid, personally appeared **G. Allen Patton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Special Vice President** of **NW Burkitt, LLC**, the within named bargainor, a limited liability company and that he as such **Special Vice President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Special Vice President**.

Witness my hand and seal, at office in Brentwood, TN, this the 30th day of December, 2015.

Lisa W. Carnes

Notary Public
My Commission Expires: 8/20/2017

LISA W. CARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO

Name and Address of Property Owner:
Celebration Homes, LLC
7123 Crossroads Blvd,
Brentwood, TN 37027

Send Tax Statements to:
Celebration Homes, LLC
7123 Crossroads Blvd,
Brentwood, TN 37027

Map & Parcel: 186-04-0-A-147.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $89,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of December, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
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