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

BILL GARRETT, Davidson County
Trans:T20160030894 DEEDWARR
Recvd: 04/15/16 12:53 3 pgs
Fees:18.00 Taxes:1047.10
20160415-0036456

Register Return to: 16-1-169
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of April, 2016 by and between Celebration Homes, LLC, a Tennessee limited liability company and The Craig Company, hereinafter referred to as GRANTOR, and Philip Davis Construction, 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 Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

2453 Haskell Drive: M&P -- 174-11-0-A-418.00 CO

Land in Davidson County, Tennessee, being all of Lot No. 398, on the Plan of Final Plat Cluster-Lot Subdivision, Cane Ridge Farms, Phase VI, Section Two, as shown by plat appearing of record in Instrument 200602160018813, as re-recorded in Instrument No. 200605310063598, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Celebration Homes, LLC by Quitclaim Deed from The Craig Company, dated April 16, 2007, recorded April 30, 2007, of record in Instrument No. 20070430-0050954, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to The Craig Company by Warranty Deed from Cane Ridge Farms, LLC, dated February 27, 2006, recorded March 6, 2006, of record in Instrument No. 20060306-0025604, Register's Office for Davidson County, Tennessee.

2425 Haskell Drive: M&P -- 174-11-0-A-411.00 CO

Land in Davidson County, Tennessee, being all of Lot No. 405 on the Plan of Final Plat Cluster - Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, as shown by plat appearing of record in Instrument No. 200602160018813, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to The Craig Company by Warranty Deed from Cane Ridge Farms, LLC, dated February 27, 2006, recorded March 1, 2006, of record in Instrument No. 20060301-0023475, Register's Office for Davidson County, Tennessee.

2421 Haskell Drive M&P --174-11-0-A-410.00 CO & 2413 Haskell Drive: M&P -- 174-11-0-A-408.00 CO

Land in Davidson County, Tennessee, being all of Lot Nos. 406 and 408, on the Plan of Final Plat Cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, as shown by plat appearing of record in Instrument No. 200602160018813 and as re-recorded in Instrument No. 200605310063598, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Celebration Homes, LLC by Quitclaim Deed from The Craig Company, dated April 16, 2007, recorded April 30, 2007, of record in Instrument No. 20070430-0050954, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to The Craig Company by Warranty Deed from Cane Ridge Farms, LLC, dated February 27, 2006, recorded March 6, 2006, of record in Instrument No. 20060306-0025606, Register's Office for Davidson County, Tennessee.

8809 Crescent Glen Court: M&P -- 182-06-0-A-282.00

Land in Davidson County, Tennessee, being Lot No. 347 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. 200604200045296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed to Celebration Homes, LLC by Quitclaim Deed from The Craig Company, also known as The Craig Company, Inc., dated March 26, 2010, recorded March 30, 2010, of record in Instrument No. 20100330-0023707, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to The Craig Company, Inc., by Warranty Deed from Old Hickory Hills, LLC, dated May 12, 2006, recorded May 22, 2006, of record in Instrument No. 20060522-0059557, Register's Office for Davidson County, Tennessee.

8849 Crescent Glen Court: M&P 182-06-0-A-292.00

Land in Davidson County, Tennessee, being all of Lot No. 357, 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. 200604200045296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Celebration Homes, LLC by Quitclaim Deed from The Craig Company, also known as The Craig Company, Inc., dated March 26, 2010, recorded March 30, 2010, of record in Instrument No. 20100330-0023712, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to The Craig Company, Inc. by Warranty Deed from Old Hickory Hills, LLC, dated May 12, 2006, recorded May 22, 2006, of record in Instrument No. 20060522-0059557, Register's Office for Davidson County, Tennessee.

This is [ ]improved [xx]unimproved property known as: 2453, 2425, 2421, 2413 Haskell Drive, 8809 & 8849 Crescent Glen Court. Antioch TN 37013

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.

The Craig Company

By: _____
Corey Craig, Vice President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared **Corey Craig** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Vice President** of **The Craig Company**, the within named bargainor, a company and that he as such **Vice President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as **Vice President**.

Witness ~~my hand~~ and seal, at office in Franklin, this the 8th day of April, 2016.

_____
Notary Public
My Commission Expires: _____

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires
October 30, 2016

Celebration Homes, LLC, a Tennessee limited liability company

By: _____
Corey Craig , Vice President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared **Corey Craig** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Vice President** of **Celebration Homes, LLC**, the within named bargainor, a limited liability company and that he as such **Vice President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Vice President**.

Witness my hand and seal, at office in Franklin TN, this the 8th day of April, 2016.

_____
Notary Public
My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Philip Davis Construction LLC
1030 Boxwood Drive
Franklin, TN 37069

Send Tax Statements to:
Philip Davis Construction LLC
1030 Boxwood Drive
Franklin, TN 37069

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 $283,000.00 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 8th day of April, 2016.

_____
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
16-1-169