WARRANTY DEED

File Number: 70501

Davidson County DEEDWARR
Recvd: 02/25/08 12:19 4 pgs
Fees:23.00 Taxes:852.15
20080225-0018128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,310.00

Nikki R. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/28/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nikki R. Miller	GMAC Mortgage , LLC	
(NAME)	(NAME)	
3321 Brome Lane	100 Witmer Road	058-10-0-B-026.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Celebration Homes, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nikki R. Miller and John D. Henry and Phyllis J. Henry, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 3321 Brome Lane, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of February, 2008.

Celebration Homes, LLC

By: _____
Celebration Homes, LLC

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the 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 the Vice President of Celebration Homes, LLC, the within named bargainor, a Limited Liability Company, and that he as such Vice President, being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by the said Corey Craig as such Vice President.

Witness my hand and official seal at Nashville, Tennessee this 18th day of February, 2008.

Commission expires: 4/28/09

ANGELA H. PERRY STATE OF TENNESSEE NOTARY PUBLIC SCOTT COUNTY

Angela H. Perry
Notary Public

EXHIBIT A

3321 Brome Lane, Nashville, TN 37218 **Map-Parcel: 058-10-0B-026.00**

Land in Davidson County, Tennessee, Being Lot No. 111 on the Final Subdivision Plat of Phase One, Carrington Place, as of record in Instrument No. 20070320-0033562, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Jerry Harper, Stephen Carter Harper, and Gloria Faye Harper Boyles by Last Will and Testament from Ruth Jeanette Harper, deceased recorded March 20, 1995 in Book 9622 Page 744 in Registers office for Davidson County, Tennessee.

Being a portion of the property conveyed to Cory Craig, Lloyd H. Craig and Randall B. Smith, as tenants in common with right of survivorship by Warranty Deed from Robert Jerry Harper, Stephen Carter Harper, Gloria Faye Harper Boyles, William Ronald Carrington and Delores Elaine Carrington Bolling recorded on March 31, 2006 in Instrument # 20060331-0036890 in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Celebration Homes, LLC a Tennessee Limited Liability Company by Special Warranty Deed from Corey Craig, Lloyd H. Craig and Randall B. Smith recorded on October 4, 2007 in Instrument # 20071004-0118608 in Register's Office for Davidson County, Tennessee.

PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

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

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth A Gray
Notary's Signature

MY COMMISSION EXPIRES: _____

ELIZABETH A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010