WARRANTY DEED

File Number: 70507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,190.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

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
Lora Jackson	GMAC Mortgage , LLC	058-10-0-B-015.00-CO
(NAME)	(NAME)	
3112 Carrington Court	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/13/08 16:24 3 pgs
Fees:18.00 Taxes:899.80
20080313-0025804

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 Lora Jackson, 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:

3112 Carrington Court, Nashville, TN 37218 **Map 058-10-0-B Parcel 015.00-CO**

Land in Davidson County, Tennessee, Being Lot 76 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 a portion of the property conveyed to Corey Craig, Lloyd H. Craig and Randall B. Smith, as tenants in common with rights 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 # 20070320-0033562 in Register's Office for Davidson County, Tennessee.

Being to same property conveyed to Celebration Homes, LLC by Special Warranty Deed from Corey Craig, Lloyd H. Craig and Randall B. Smith recorded on November 14, 2007 in Instrument # 20071114-0133264, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3112 Carrington Court, 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 our hands this 29th 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 Randall B. Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath, acknowledged himself to be the President of Celebration Homes, LLC, the within named bargainor, a Limited Liability Company, and that he as such 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 Randall B. Smith as such President.

Witness my hand and official seal at Nashville, Tennessee this 29th day of February, 2008.

Commission expires: 4/28/09

ANGELA HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Angela Harrell
Notary Public

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, 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.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:_____

