WARRANTY DEED

File Number: 70541

Davidson County DEEDWARR
Recvd: 05/28/08 11:17 3 pgs
Fees:18.00 Taxes:854.22
20080528-0054226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,870.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 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
Julie R. Sowinski	GMAC Mortgage	058-10-0-B-024.00-CO
(NAME) 3313 Brome Lane	(NAME) XXXXXXXXXXXXX 1100 Virginia Drive	
(ADDRESS) Nashville, TN 37218	(ADDRESS) XXXXXXXXXXXXX Fort Washington, PA 19034	
(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 Julie R. Sowinski and Aaron Kelly, 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:

3313 Brome Lane, Nashville, TN 37218 **Map 058-10-0-B Parcel 024.00-CO**

Land in Davidson County, Tennessee, Being Lot No. 113 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 same property conveyed to Corey Craig, Lloyd H. Craig and Randall B. Smith by deed of record in Instrument No. 20060331-0036890, 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, recorded on January 30, 2008 in Instrument No. 20080130-0009619, 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 3313 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 12th day of May, 2008.

Celebration Homes, LLC

By: _____

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, and who upon oath, acknowledged himself/herself to be the Vice-President of Celebration Homes, LLC, the within named bargainor, and Limited Liability Company, and that he/she 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 this 12th day of May, 2008.

Angela Harrell
Notary Public
My Commission Expires: 4/28/09

ANGELA HARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

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, Florence King, 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.

FLORENCE KING STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Florence King
Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012