WARRANTY DEED

File Number: 70648

Davidson County DEEDWARR
Recvd: 02/18/09 16:06 3 pgs
Fees:18.00 Taxes:939.04
20090218-0014027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,795.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 4/26/09

(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
Andrae K. Starling	SunTrust Mortgage, Inc.	058-10-0-B-021.00-CO
(NAME) 3012 Carrington Place	(NAME) 401 Commerce Street, Ste 6100	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37219	
(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 and By: Corey Craig, ITS: Vice President, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrae K. Starling and Jessica M. Starling, husband and wife, 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:

3012 Carrington Place, Nashville, TN 37218 **Map 058-10-0-B Parcel 021.00-CO**

LAND in Davidson County, Tennessee, being Lot No. 82 on the Plan of Carrington Place, Phase 1, as of record in Instrument No. 20070320-003562, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Corey Craig, Lloyd H. Craig, and Randall B. Smith by Warranty Deed from Robert Jerry Harper, Stephen Carter Harper, Gloria Faye Harper Boyles, William Carrington, and Delores Elaine Carrington Bolling, of record on March 31,2006 in Instrument No. 20060331-0036890, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Celebration Homes, LLC by Special Warranty Deed from Corey Craig, Lloyd H. Craig, and Randall B. Smith, of record on October 17, 2008 in Instrument No. 20081017-0104677, 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 3012 Carrington Place, 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 11th day of February, 2009.

Celebration Homes, LLC

By: Corey Craig, ITS: Vice President

STATE OF TENNESSEE COUNTY OF DAVIDSON

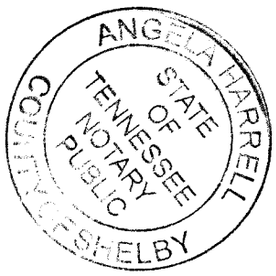
Before me, the undersigned, a Notary Public in and for said County and State, aforesaid personally appeared Corey Craig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the Vice-President of Celebration Homes, LLC, the within named bargainor, a corporation, and that he as such Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and official seal this 11th day of February, 2009.

Angela Harrell

Notary Public

My Commission Expires: 4/28/09



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
Notary's Signature

FLORENCE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

MY COMMISSION EXPIRES: