# WARRANTY DEED

File Number: 70715

Davidson County DEEDWARR
Recvd: 08/10/09 10:20 3 pgs
Fees:18.00 Taxes:651.96
20090810-0074951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,205.00

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

My Commission Expires: May 6, 2013

**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 |
|---|---|---|
| Justin M. Kimber | SunTrust Mortgage, Inc. | 058-10-0-B-025.00-CO |
| (NAME) | (NAME) | |
| 3317 Brome Lane | 401 Commerce Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | 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, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Justin M. Kimber and Mar ia D. Kimber, as joint tenants with rights of survivorship, 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:

**3317 Brome Lane, Nashville, TN 37218** **Map 058-10-0-B Parcel 025.00-CO**

Land in Davidson County, Tennessee, being Lot No. 112 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 description.

Being the same property conveyed to Corey Craig, Lloyd H. Craig, Randall B. Smith by Special Warranty Deed from Robert Jerry Harper, Stephen Carter Harper, Gloria Faye Harper Boyels, William Ronald Carrington and Delores Elaine Carrington Bolling, recorded 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 Warranty Deed from Corey Craig, Lloyd H Craig and Randall B. Smith, recorded on April 29, 2009 in Instrument No. 20090429-003870, 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 3317 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 our hands this 4th day of August, 2009.

Celebration Homes, LLC

BY: Corey Craig
ITS: President

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 President of Celebration Homes, LLC, the within named bargainor, and Limited Liability Company, and that he/she as such President , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by the said President as such President of Celebration Homes, LLC.

Witness my hand and official seal at Nashville, Tennessee this 6th day of August, 2009.

RACHEL L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Commission expires:

**My Commission Expires:**
**May 6, 2013**

PINNACLE
Title & 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 his 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, S. S. Cambridge, 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.

S. S. Cambridge
Notary Signature

S. S. CAMBRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**MY COMMISSION EXPIRES:** My Commission Expires MAY 8, 2012