WARRANTY DEED

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RACHEL L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176, 530.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2011

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires: May 6, 2013

THIS INSTRUMENT WAS PREPARED BY
BELL & KINSLOW, PLLC- REAL ESTATE CLOSING ATTORNEYS,
2109 BUENA VISTA PIKE, NASHVILLE, TN 37218 (615)256-3353 OFFICE/ (615) 256-3331 FAX

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN J. FRANCESCON	FRANKLIN SYNERGY BANK	CO 58-10-0-B
(NAME) LOT 104, CARRINGTON PLACE 3349 BROME LANE	(NAME) 3301 ASPEN GROVE DRIVE	53
(ADDRESS) Nashville, TN 37218	(ADDRESS) FRANKLIN, TN 37067	
(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 **BRIAN J. FRANCESCON, A MARRIED MAN** 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:

Land in Davidson County, Tennessee, being Lot(s) 104, as shown on the map entitled the Plan of Carrington Place, Phase Two, of record as Instrument No. 20100923-0075756, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to COREY CRAIG, LLOYD H. CRAIG AND RANDALL B. SMITH, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by deed from ROBERT JERRY HARPER, STEPHEN CARTER HARPER, GLORIA FAYE HAPRER BOYLES WILLIAM RONALD CARRINGTON AND DELORES ELAINE CARRINGTON BOLLING, of record as Instrument No. 20060331-0036890, dated March 27, 2006, said Register's Office. Being furthered conveyed to CELEBRATION HOMES, LLC, by Quitclaim Deed from COREY CRAIG, LLOYD H. CRAIG AND RANDALL B. SMITH, of record as Instrument No. 20101012-0081491, dated September 30, 2010, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **3349 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 20TH day of JANUARY, 2011.

CELEBRATION HOMES, LLC
BY: COREY CRAIG
ITS: VICE-PRESIDENT

BILL GARRETT, Davidson County
Trans:T20110005601 DEEDWARR
Recvd: 01/28/11 09:22 2 pgs
Fees:13.00 Taxes:653.16
20110128-0007722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared COREY CRAIG, VICE PRESIDENT OF CELEBRATION HOMES, LLC, a Tennessee Limited Liability Company with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the VICE-PRESIDENT OF CELEBRATION HOMES, LLC executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 20TH day of JANUARY, 2011.

Notary Public

RACHEL L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

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May 6, 2013