WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/19/11 15:36 2 pgs
Fees:13.00 Taxes:931.31
20110419-0030250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,705.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires: May 6, 2013

(AFFIX SEAL)

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
BELL & KINSLOW, PLLC- REAL ESTATE CLOSING ATTORNEYS,
2109 BUENA VISTA PIKE, NASHVILLE, TN 37218 (615)256-3353 OFFICE/ (615) 256-3[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LATOYA D. O'NEAL	Citizens Savings Bank & Trust	058-10-0B-043.00-CO
(NAME) **LOT 25, CARRINGTON RESERVE 3408 BROME COURT**	(NAME) 1917 Heiman Street	
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) Nashville, TN 37208	
(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 **LATOYA D. O'NEAL a single person**, 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 No. 25, 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. 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. 20101220-0100998, dated December 1, 2010, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **3408 BROME 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 8TH day of APRIL, 2011.

V.P.

CELEBRATION HOMES, LLC
BY: COREY CRAIG/ ITS: Vice-President

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 8TH day of APRIL, 2011.

My Commission Expires:

My Commission Expires: May 6, 2013

Notary Public

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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