WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/12 14:30 2 pgs
Fees:13.00 Taxes:810.30
20120604-0048552

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) **My Commission Expires: May 6, 2013**

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) 256-3331 FAX

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DARREN V. COLLINS	SUNTRUST MORTGAGE, INC.	058-100-B0-04400-CO
(NAME)	(NAME)	
Carrington Place Reserve, Lot 26 3412 Brome Lane	1001 SEMMES AVE., RVW- 5023	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	RICHMOND, VA 23224	
(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, DARREN V. COLLINS, HEREINAFTER CALLED THE GRANTEE, 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) 26, as shown on the map entitled 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.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6250, page 910 and 911; restrictions of record in Book 6544, page 915; easement for sanitary sewer and/or storm drainage of record in Book 6489, page 537 and Book 7464, page 163; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3412 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 5TH day of APRIL, 2012

President

CELEBRATION HOMES, LLC

BY: RANDALL SMITH

ITS: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **RANDALL SMITH, PRESIDENT OF CELEBRATION HOMES, LLC,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she was the PRESIDENT for **CELEBRATION HOMES, LLC** and had authority to execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 2012.

Notary Public

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

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