Davidson County DEEDWARR
Recvd: 04/25/13 15:45 3 pgs
Fees:18.00 Taxes:917.23
20130425-0041417

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 24 day of April, 2013 by and between **Celebration Homes, LLC**, hereinafter referred to as GRANTOR, and **Eric Wingate and Tether Wingate, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 256 on the Plan of Riverwalk, Phase 4B, of record in Instrument 200609070110507, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Celebration Homes, LLC by Quitclaim Deed from Corey Craig, Loyd Craig and Randall Smith, dated September 4, 2012, recorded September 6, 2012, of record in Instrument 201209060080797, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Corey Craig, Loyd Craig and Randall Smith, as tenants in common, by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, dated June 27, 2008, recorded July 2, 2008, of record in Instrument 200807020068255, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 7312 Riverfront Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Celebration Homes, LLC

By: _____
Corey Craig, Vice President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A. Turner, a Notary Public of said State and County 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 (or herself) to be **Vice President** of **Celebration Homes, LLC**, the within named bargainor, a corporation, and that he/she as such **Vice President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Vice President**.

Witness my hand and seal, at office in Franklin TN, this the 24 day of April, 2013.

Notary Public
My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Eric Wingate and Tether Wingate
7312 Riverfront Drive,
Nashville, TN 37221

Send Tax Statements to:
Franklin Synergy Bank
3301 Aspen Grove Drive, Suite 200
Franklin, TN 37067

Map & Parcel: 126.16-0A-587.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $ 247,900 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 24 day of April, 2013.

Notary Public
My Commission Expires: 1-6-2014

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
13-1-122

Certificate of Authenticity

I, Kim Hollingshead, *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 Williamson

Personally appeared before me, Angela G. Batson, *a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

Notary's Signature

My Commission Expires: 1-6-2014

Notary's Seal (If on paper)

