13-1-234

BILL GARRETT, Davidson County
Trans:T20130068248 DEEDWARR
Recvd: 08/08/13 13:49 2 pgs
Fees:13.00 Taxes:850.43
20130808-0083381

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

WARRANTY DEED

THIS INDENTURE is made and entered into this 1 day of August, 2013 by and between Celebration Homes, LLC, hereinafter referred to as GRANTOR, and Frederick W. Anderson, Jr., unmarried 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. 248 on the plan of Abbington Park, Phase Two, Section One, of record in Instrument No. 200810080102227, Revised in Instrument No. 200810240106746 and by Surveyor's Certificate of Correction in Instrument No. 200810300108211, 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, a Tennessee Limited Liability Company, by Warranty Deed from AFM & I, Inc., a Tennessee Corporation, dated March 13, 2013, recorded March 18, 2013, of record in Instrument 201303180026767, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to AFM & I Inc. by Deeds of record in Instrument No. 200809250097682; Instrument No. 200002230017875 and Instrument No. 200007190071163, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 4204 Longfellow Drive, Nashville, TN 37214

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, Suzanne Thomas, 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 1 day of August, 2013.

Suzanne Thomas
Notary Public
My Commission Expires:_____

SUZANNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 18, 2015

Name and Address of Property Owner:
Frederick W. Anderson, Jr.
4204 Longfellow Drive,
Nashville, TN 37214

Send Tax Statements to:
Sun Trust Mortgage Inc.
901 Semmes Ave
Richmond, VA 23224

Map & Parcel 062020B26400CO

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 $229,845.00 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 1 day of August, 2013.

Suzanne Thomas
Notary Public

My Commission Expires: _____

SUZANNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 18, 2015

RETURN TO:

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Franklin, TN 37067
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