BILL GARRETT, Davidson County
Trans:T20140009983 DEEDWARR
Recvd: 02/11/14 15:09 2 pgs
Fees:13.00 Taxes:939.43
20140211-0012214

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 23 day of December, 2013 by and between Celebration Homes, LLC, hereinafter referred to as GRANTOR, and Frank Howse and Ann Howse, 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. 2 on the Final Subdivision Plat of Phase One Carrington Place, as of record in Instrument No. 20070320-00363562 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Celebration Homes, LLC a Tennessee limited liability company by Special Warranty Deed from Corey Craig, Lloyd H. Craig and Randall B. Smith dated August 6, 2012 and recorded August 8, 2012 of record in Instrument No. 20120808-0070511, Register' s Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 3304 Brome Lane, Nashville, TN 37218

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 to be **Vice President** of **Celebration Homes, LLC**, the within named bargainor, a corporation, and that he as such **Vice President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Vice President**.

Witness my hand and seal, at office in Franklin TN, this the 23 day of December, 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:
Frank Howse and Ann Howse
3304 Brome Lane,
Nashville, TN 37218

Send Tax Statements to:

New Owner

_____

Map & parcel 058-10-0-B-009.00 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 $253,900.00 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. this 23rd day of December, 2013

_____
Affiant

Sworn to and subscribed before me, a Notary Public, this 23 day of December, 2013.

_____
Notary Public

My Commission Expires: 5-23-16

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
13-1-376
ORT Form 3956 (Rev. 1/22/07)