This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150089776 DEEDWARR
Recvd: 10/21/15 14:08 2 pgs
Fees:13.00 Taxes:1137.38
20151021-0107200

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is ~~$241,000.00~~ $307,400.00

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Affiant

Subscribed and sworn to before me, this 7th day of October 2015.

Notary Public

My Commission Expires: 12-18-17

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Lonnell R. Matthews Johari A. Matthews 2809 Red Clover Court Nashville, TN 37218	Suntrust Mortgage 1001 Semmes Ave. Richmond, VA 23224	058-10-0B-008700CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Celebration Homes, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lonnell R. Matthews and Johari A. Matthews, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Williamson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Carrington Place, Phase Three, of record in Instrument No. 20150312-0021420, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Celebration Homes, LLC by deed from Corey Craig and Randall B. Smith, dated March 31, 2015 of record in Instrument No. 20150409-0031107, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Stormwater Detention Agreement of record in Instrument No. 20060503-0051461, Register's Office for Davidson County, Tennessee.
2. Any and all zoning, building restrictions, setback requirements and general utility, sewer and drainage easements of record and any and all facts that an accurate survey would disclose.
3. Subject to all matters on plat of record in Instrument No. 20150312-0021420, Register's Office for Davidson County, Tennessee.
4. All assessments and taxes due in 2015 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 2809 Red Clover Court, Nashville, TN 37218

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of October, 2015

Celebration Homes, LLC

By: _____
Corey Craig, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Corey Craig**, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the Vice-President of Celebration Homes, LLC, the bargainor, a Tennessee Limited Liability Company and that he as such Vice-President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Company by himself as such Vice-President.

Witness my hand, at Brentwood, Tennessee, 7th day of October, 2015

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 12-18-17

