BILL GARRETT, Davidson County
Trans:T20150094038 DEEDWARR
Recvd: 11/04/15 11:11 2 pgs
Fees:13.00 Taxes:919.88
20151104-0112392

15-1-323

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

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 30th day of October, 2015 by and between Celebration Homes, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and AbuRadhi A. Muhammad and Zainabu M. Muhammad 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. 260 on the Plan of Abbington Park, Phase Two, Section 1 of record in Instrument No. 20081008-0102227, Revised in Instrument No. 20081024-0106746, Surveyors Certificate of Correction in Instrument No. 20081030-0108211, 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 a Tennessee limited liability company, by Warranty Deed from AFM&I, Inc. a Tennessee Corporation dated April 27, 2015 and recorded April 30, 2015 of record in Instrument No. 20150430-0038859 Register's Office for Davidson County, Tennessee. Previously being part of the same property AFM&I Inc. by Deeds of record in Instrument No. 20080925-0097682, 20000223-0017875 and 20000719-0071163 Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 4252 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, a Tennessee limited liability company

By: _____
Corey Craig, Vice President

LLC
STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Before me, Susan L Jackson, 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 limited liability company and that he as such **Vice President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Vice President**.

Witness my hand and seal, at office in Franklin TN, this the 30th day of October, 2015.

Notary Public
My Commission Expires:_____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

Name and Address of Property Owner:
AbuRadhi A. Muhammad and Zainabu M. Muhammad
4252 Longfellow Drive,
Nashville, TN 37214

Send Tax Statements to:
SunTrust Mortgage Inc.
1001 Semmes Ave
Richmond VA 23224

Map & Parcel 062-02-0-B-276.00 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 $248,616.00 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 30th day of October, 2015.

Notary Public

My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

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