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

BILL GARRETT, Davidson County
Trans:T20150097563 DEEDWARR
Recvd: 11/17/15 09:13 2 pgs
Fees:13.00 Taxes:969.38
20151117-0116402

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $261,995.00

Affiant

LINDA J. OTT NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

Subscribed and sworn to before me, this 13th day of November, 2015.

Notary Public

My Commission Expires: 12-18-17

Address New Owner:
Miranda L. Rosenbaum
Sterling W. Rogers
3041 Carrington Place
Nashville, TN 37218

Send Tax Bills To:
iMortgage
4800 Scottsdale Road, Ste. 3800
Scottsdale, AZ 85241

Map & Parcel:
058-10-0B-006500CO

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 **Miranda L. Rosenbaum, a single woman and Sterling W. Rogers, a single man, as joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 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. 20150522-0047561, 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: 3041 Carrington Place, 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 13th day of November, 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, 13th day of November, 2015

_____
NOTARY PUBLIC

My Commission Expires: 12-18-17

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY