1 5-1-366

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

BILL GARRETT, Davidson County
Trans:T20150105154 DEEDWARR
Recvd: 12/14/15 10:21 2 pgs
Fees:13.00 Taxes:824.47
20151214-0125223

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of December, 2015 by and between Celebration Homes, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Tina M. Fry and Joshua Flowers, wife and husband, 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. 257 on the plan of Abbington Park, Phase Two, Section 1, of record in Instrument No. 20081008-0102227, Revised in Instrument No. 20081024-0106746 and by Surveyor's 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 part of the same property conveyed to Celebration Homes, LLC by Warranty Deed from AFM & I, Inc. dated February 13, 2015, recorded February 23, 2015, of recordin Instrument No. 20150223-0015347, 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. 20080925-0097682, and Instrument No. 20000223-0017875 and Instrument No. 20000719-0071163, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 4240 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

LLC
STATE OF TENNESSEE
COUNTY OF Davidson

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 10th day of December, 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:
Tina M. Fry and Joshua Flowers
4240 Longfellow Drive,
Nashville, TN 37214

Send Tax Statements to:

USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio TX 78288

Map & Parcel: 062-02-0-B-273.00 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 $222,829.00 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 10th day of December, 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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