16-CD-056

BILL GARRETT, Davidson County
Trans:T20160022335 DEEDWARR
Recvd: 03/18/16 11:52 2 pgs
Fees:13.00 Taxes:894.75
20160318-0025905

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

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,825.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 30, 2016
(AFFIX SEAL)

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 16-CD-056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jessica J Abner and Janet C Jackson	SunTrust Mortgage	
(NAME) 3033 Carrington Place	(NAME) 1001 Semmes Ave	058-10-0-B-067.00 CO
(ADDRESS) Nashville, TN 37218	(ADDRESS) Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-One Thousand Eight Hundred Twenty-Five And No/100 Dollars ($241,825.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CELEBRATION HOMES, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSICA J ABNER AND JANET C JACKSON, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Carrington Place, Phase Three, of record in Instrument No. 20150312-0021420, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Celebration Homes, LLC by Quitclaim Deed from Corey Craig and Randall B. Smith, dated September 25, 2015, recorded Sepetmber 28, 2015, of record in Instrument No. 20150928-0098446, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Randall B. Smith and Corey W. Craig by Quitclaim Deed from Lloyd H. Craig, dated December 1, 2014, recorded December 9, 2014, of record in Instrument No. 20141209-0112470, Register's Office for Davidson County, Tennessee. Further previously being part of the same property conveyed to Corey Craig, Lloyd H. Craig and Randall B. Smith by Deed dated March 27, 2006, recorded March 31, 2006, of record in Instrument No. 200603310036890, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3033 Carrington Place, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Celebration Homes, LLC this 15 day of March 2016.

Celebration Homes, LLC

BY:_____
Corey Craig
Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

On this 15 day of March, 2016, before me personally appeared Corey Craig Vice President of Celebration Homes, LLC to me known to be the person(s) described in and who 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 official seal atDavidson County, Tennessee this 15 day of March, 2016.

Commission Expires: My Commission Expires October 30, 2016

_____
Notary Public

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY