16-CD-013

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 $269,885.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST 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 Ste 400 Franklin, TN 37067

File No.: 16-CD-013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michele N. Blackledge	CMG Mortgage Inc. dba CMG Financial	
(NAME) 2808 Red Clover Ct	(NAME) 3160 Crow Canyon Road, Ste 400	058-10-0-B-085.00 CO
(ADDRESS) Nashville, TN 37218	(ADDRESS) San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY NINE THOUSAND EIGHT HUNDRED AND EIGHTY FIVE Dollars And No/100 Dollars ($0.00), 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, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHELE N. BLACKLEDGE, A SINGLE WOMAN, 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. 85 on the Plan of Carrington Place, Phase Three, Section One, 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 part of the same property conveyed to Celebration Homes, LLC by Quit Claim deed from Corey Craig and Randall B. Smith dated August 10, 2015 recorded August 14, 2015 as Instrument No. 20150814-0081567, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Celebration Homes, LLC by Quit Claim deed from Corey Craig and Randall B. Smith dated May 18, 2015, recorded May 22, 2015 of record as Instrument No. 20150522-0047561, Register's Office for Davidson County, Tennessee. Futher previously being part of the same property conveyed to Randall B. Smith and Cory W. Craig by Deed from Lloyd H. Craig dated Dec. 1, 2014 recorded Dec. 9, 2014 of record as Instrument No. 201412090112470, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2808 Red Clover Ct, 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.

BILL GARRETT, Davidson County
Trans:T20160023694 DEEDWARR
Recvd: 03/23/16 13:59 2 pgs
Fees:13.00 Taxes:998.57
20160323-0027571

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 21 day of March 2016.

Celebration Homes, LLC

BY: _____
Todd Jackson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

On this 21 day of March, 2016, before me personally appeared Todd Jackson Authorized Agent for 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 Authorized Agent.

Witness my hand and official seal at Franklin, Tennessee this 21 day of March, 2016.

Commission Expires: _____

My Commission Expires
October 30, 2016

_____
Notary Public

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY