# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160024447 DEEDWARR
Recvd: 03/28/16 10:25 2 pgs
Fees:13.00 Taxes:980.13
20160328-0028508

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

File No.: 16-CD-132

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Jeffrey K. Talbot and Amy L. Talbot | Franklin Synergy Bank | |
| (NAME) 3308 Brome Lane | (NAME) 722 Columbia Ave | 058100B008.00 |
| (ADDRESS) Nashville, TN 37218 | (ADDRESS) Franklin, TN 37064 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Four Thousand Nine Hundred And No/100 Dollars ($264,900.00), 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 JEFFREY K. TALBOT AND AMY L. TALBOT, HUSBAND AND WIFE, 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. 3 on the Final Subdivision Plat of Phase One, Carrington Place, as of record in Instrument No. 20070320-0033562, Register's Office for Davidson County, Tennessee, to which plat 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, Lloyd H. Craig and Randall Smith, dated January 24, 2014, recorded February 3, 2014, of record in Instrument No. 20140203-0009519, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Corey Craig, Lloyd H. Craig, and Randall B. Smith, as tenants in common with rights of survivorship, by Warranty Deed from Robert Jerry Harper, Stephen Carter Harper, Gloria Faye Harper Boyles, William Ronald Carrington and Delores Elaine Carrington Bolling, dated March 27, 2006, recorded March 31, 2006, of record in Instrument No. 20060331-0036890, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3308 Brome Lane, 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 24 day of March, 2016.

Celebration Homes, LLC

BY: _____
Todd Jackson
Authorized Agent

STATE OF TN
COUNTY OF Williamson

On this 24 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 containedby signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and official seal at Franklin, Tennessee this 24 day of March, 2016.

Commission Expires:
My Commission Expires
October 30, 2016

_____
Notary Public

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY