Davidson County DEEDWARR
Recvd: 04/20/16 15:26 3 pgs
Fees:18.00 Taxes:1368.63
20160420-0038491

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of April, 2016 by and between Celebration Homes, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Timothy Su and Lisa Su husband and wife, 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 Nolensville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 375 on the Final Plat of Burkitt Place, Phase 2-K as of record in Instrument No. 20131002-0103400, (previously erroneously referred to as Phase 2-I of record in Instrument No. 20130215-0015586), Register's Office for Davidson County, Tennessee, to which plat reference is hereyb made for a more complete and accurate description.

Being part of the same property conveyed to Celebration Homes, LLC, by Special Warranty Deed from NW Burkitt, LLC, dated May 15, 2014, recorded June 9, 2014, of record in Instrument No. 20140609-0049768, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 9113 Macauley Lane, Nolensville, TN 37135

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, a Tennessee limited liability company

By: _____
Corey Craig, Vice President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, 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 14th day of April, 2016.

Notary Public
My Commission Expires: My Commission Expires October 30, 2016

Name and Address of Property Owner:
Timothy Su and Lisa Su
9113 Macauley Lane,
Nolensville, TN 37135

Send Tax Statements to:
Franklin Synergy Bank
722 Columbia Ave
Franklin TN 37064

Map & Parcel: 186040A375.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

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 $369,900.00 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 14th day of April, 2016.

Notary Public

My Commission Expires: 10/29/19

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
16-1-131

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

