Davidson County DEEDWARR
Recvd: 05/04/16 12:31 3 pgs
Fees:18.00 Taxes:1446.52
20160504-0044035

WARRANTY DEED

When recorded, please return to
Realty Title and Escrow Co., Inc.
206 A Cool Springs Blvd #76
Franklin TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,950.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10-18-16
(AFFIX SEAL)

DEBORAH K. DEVINE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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

File No.: 16-CD-180

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph D. Pryor and Vickie D. Pryor,	Franklin Synergy Bank	
(NAME)	(NAME)	
9060 Macauley Lane	722 Columbia Avenue	186-04-0A-0400.00 CO
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety Thousand Nine Hundred Fifty And No/100 Dollars ($390,950.00), 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 JOSEPH D. PRYOR AND VICKIE D. PRYOR, 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. 400, on the Final Plat of Burkitt Place, Phase 2-D, Section 4, as of record in Instrument No. 20150528-0048809, 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 Special Warranty Deed from NW Burkitt, LLC, dated July 23, 2015, recorded July 27, 2015, of record in Instrument No. 20150727-0073582, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to NW Burkitt, LLC by Deed from Burkitt Place Development, LLC, dated December 27, 2011, of record in Instrument No. 20120106-0001499, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 9060 Macauley Lane, Nolensville, TN 37135
(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 a Tennessee limited liability company this 3 day of May, 2016.

Celebration Homes, LLC

BY: _____
Corey Craig Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

On this 3 day of May, 2016, before me personally appeared Corey Craig Vice President of Celebration Homes, LLC a Tennessee limited liability company 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 3 day of May, 2016.

Commission Expires:
My Commission Expires
October 30, 2016

_____
Notary Public

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Deborah K. Devine, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Nancy Schneider, a notary public for this county and state, Deborah K. Devine, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 