16-CD- 088

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,922.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-18-19
(AFFIX SEAL)

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18, 2019
COUNTY OF RUTHERFORD

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

File No.: 16-CD-088

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ronald Arcaini and Barbara Arcaini	Ameris Bank	
(NAME) 9023 Macauley Lane	(NAME) 1800 Parkway Place Ste 820	186-04-0-A-391.00 CO
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Marietta GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty-Two Thousand Nine Hundred Twenty-Two And No/100 Dollars ($362,922.00), 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 RONALD ARCAINI AND BARBARA ARCAINI HUSBAND AND WIFE, AS JOINT TENANTS, 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. 391 on the Final Plat of Burkitt Place, Phase 2-D, Section 2, as of record in Instrument No. 20150818-0082791, 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 November 13, 2015, recorded November 24, 2015, of record in Instrument No. 20151124-0119341, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to NW Burkitt by deed dated December 27, 2011 of record in Instrument No. 20120106-0001499, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160039230 DEEDWARR
Recvd: 05/11/16 11:03 2 pgs
Fees:13.00 Taxes:1342.81
20160511-0046757

unimproved ☐
This is improved ☒ property, known as 9023 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 10 day of May, 2016.

Celebration Homes, LLC

BY: _____
Corey Craig
Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

On this 10 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 as himself as Vice President.

Witness my hand and official seal at Franklin, Tennessee this 10 day of May, 2016.

Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

_____
Notary Public