16-1-145

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

BILL GARRETT, Davidson County
Trans:T20160068142 DEEDWARR
Recvd: 08/08/16 09:23 2 pgs
Fees:13.00 Taxes:1029.78
20160808-0081863

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 5th day of August, 2016 by and between Celebration Homes, LLC, a Tennessee limited liability co., hereinafter referred to as GRANTOR, and Thelma N. Kelsoe and Mary L. Kelsoe, 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 Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 64 Carrington Place, Phase Three, Section One plat of record in Instrument No. 20150312-0021420, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Celebration Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Randall B. Smith and Corey W. Craig, dated December 14, 2015, recorded December 31, 2015, of record in Instrument No. 20151231-0131669, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Randall B. Smith and Corey W. Craig by Quitclaim Deed from Lloyd H. Craig dated December 1, 2014, recorded December 9, 2014, of record in Instrument No. 20141209-0112470, Register's Office for Davidson County, Tennessee.

Further 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.

This is improved property known as: 3045 Carrington Place, Nashville, TN 37218

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 co.

By: _____
Corey Craig, Vice President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Susan L Jackson, 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 (or herself) to be **Vice President** of **Celebration Homes, LLC**, the within named bargainor, a corporation, and that he as such **Vice President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Vice President**.

Witness my hand and seal, at office in Franklin, TN, this the 5th day of August, 2016.

Susan L Jackson
Notary Public
My Commission Expires:_____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

Name and Address of Property Owner:
Thelma N. Kelsoe and Mary L. Kelsoe
3045 Carrington Place, Nashville, TN 37218

Send Tax Statements to:

Thelma N. Kelsoe and Mary L. Kelsoe

3045 Carrington Place, Nashville, TN 37218

Map & Parcel: 058-10-0-B-064.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF 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 $278,320.00 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.

Leslie M Callum
Affiant

Sworn to and subscribed before me, a Notary Public, this 5th day of August, 2016.

Susan L Jackson
Notary Public

My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

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