16-CD-593

WARRANTY DEED

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

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,818.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2016.

Notary Public

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

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

File No.: 16-CD-593

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Fred R Shanks and Donna D Shanks	Franklin Synergy Bank	
(NAME) 9053 Macauley Lane	(NAME) 722 Columbia Avenue	186-040-A-384.00
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Four Thousand Eight Hundred Eighteen And No/100 Dollars ($384,818.00), 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 FRED R SHANKS AND DONNA D SHANKS, 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. 384, 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, a Tennessee limited liability company, by Special Warranty Deed, from NW Burkitt, LLC, a Delaware limited liability company, dated June 10, 2015, recorded June 15, 2015, of record in Instrument No. 20150615-0056524, Register's Office for Davidson County, Tennessee. Previously being a portion of the same property conveyed to NW Burkitt, LLC, a Delaware limited liability company, by Special Warranty Deed, from Burkitt Place Development, LLC, dated December 29, 2011, recorded January 6, 2012, of record in Instrument No. 20120106-0001499, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160103378 DEEDWARR
Recvd: 11/22/16 12:55 2 pgs
Fees:13.00 Taxes:1423.83

20161122-0123336

unimproved ☐
This is improved ☒ property, known as 9053 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 17 day of November, 2016.

Celebration Homes, LLC

BY: _____
Corey Craig
Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Suzanne Thomas, 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 official seal at Franklin, Tennessee this 17 day of November, 2016.

Commission Expires: 3-18-19

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

Suzanne Thomas
Notary Public