17-1-008

BILL GARRETT, Davidson County
Trans:T20170008963 DEEDWARR
Recvd: 01/31/17 10:45 3 pgs
Fees:18.00 Taxes:1330.52
20170131-0010134

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

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

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of January, 2017 by and between Celebration Homes, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Alphonse H. Davis, 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. 257 and 268, on the Plan of Riverwalk, Phase 4B, of record as Instrument No. 20060907-0110507, 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 the grantor(s) by Quitclaim Deed of even date being recorded simultaneously herewith in Instrument No 20170131-0010133 Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Corey Craig, Lloyd Craig, Randall Smith, by Substitute Trustee's Deed, from Stephen C. Baker, Substitute Trustee, dated June 27, 2008, recorded July 2, 2008, of record in Instrument No. 20080702-0068255, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 261 on the Final Plat of Riverwalk, Phase 4B, as of record as Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the grantor(s) by Quitclaim Deed of even date being recorded simultaneously herewith in Instrument No 20170131-0010132 Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Lloyd H. Craig, Corey Craig and Randall. B. Smith, by Quitclaim Deed, from Celebration Homes, LLC, a Tennessee limited liability company, dated June 27, 2008, recorded July 3, 2008, of record in Instrument No. 20080703-0069205, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Celebration Homes, LLC, a Tennessee limited liability company, by Substitute Trustee's Deed, from Stephen C. Baker, Substitute Trustee, dated June 27, 2008, recorded July 3, 2008, of record in Instrument No. 20080703-0069203, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 271 on the Final Plat of Riverwalk, Phase 4B, as of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Celebration Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed, from Riverwalk Development Partners, Inc. a Tennessee Corporation, dated August 18, 2008, recorded August 26, 2008, of record in Instrument No. 20080826-0087454, Register's Office for Davidson County, Tennessee.

This is[]improved [xx]unimproved property known as: 7316 Riverfront Drive (lot 257), 7332 Riverfront Drive (lot 261), 7341 Riverfront Drive (lot 268) & 7329 Riverfront Drive (lot 271) Nashville, TN 37221

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

STATE OF TENNESSEE
COUNTY OF Davidson

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 seal, at office in Franklin TN, this the 30th day of January, 2017.

Suzanne Thomas
Notary Public
My Commission Expires: 3-18-19

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

Name and Address of Property Owner:
Alphonse H. Davis
7316, 7332, 7341, 7329 Riverfront Drive,
Nashville, TN 37221

Send Tax Statements to:
Alphonse H. Davis
711 Lynwood Blvd
Nashville, TN 37205

Map & Parcels:

Lot No. 257: 126 16 0 A 586.00 CO / Lot No. 261: 126 16 0 A 582.00 CO / Lot No. 268: 126 16 0 A 600.00 CO / Lot No. 271: 126 16 0 A 597.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

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 $359,600.00 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 30th day of January, 2017.

Suzanne Thomas
Notary Public

My Commission Expires: 3-18-19

RETURN TO:

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