17-CD-071

WARRANTY DEED

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

BILL GARRETT, Davidson County
Trans:T20170035422 DEEDWARR
Recvd: 04/27/17 09:07 2 pgs
Fees:13.00 Taxes:1410.18
20170427-0041255

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 $381,130.00.

Annika Trueman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2017.

Suzanne Thomas
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.: 17-CD-071

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tien Vu and Thao Nguyen	Franklin Synergy Bank	
(NAME) 3061 Carrington Place	(NAME) 722 Columbia Avenue	058100C06000CO
(ADDRESS) Nashville, TN 37218	(ADDRESS) Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-One Thousand One Hundred Thirty And No/100 Dollars ($381,130.00), 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 TIEN VU AND THAO NGUYEN, 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. 60 on the FInal Plat of Phase Three, Section Two Carrington Place, of record in Instrument No. 20161117-0121371, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

This is a corner lot address will be 3061 Carrington Place (aka 4521 Queens Ln) Nashville, TN 37218

Being part of the same property conveyed to Celebration Homes, LLC, by Quitclaim Deed from Randall B. Smith and Corey W. Craig, dated November 30, 2016, recorded December 5, 2016, of record in Instrument No. 20161205-0127254, 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. Also see Warranty Deed of record in Instrument 20060331-0036890, 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.

unimproved ☐
This is improved ☒ property, known as 3061 Carrington Place, Nashville, TN 37218
(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 20 day of April, 2017.

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 20 day of April, 2017.

Commission Expires: 3-18-19

Suzanne Thomas
Notary Public

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