17-1-196

BILL GARRETT, Davidson County
Trans:T20170036888 DEEDWARR
Recvd: 05/02/17 10:38 2 pgs
Fees:13.00 Taxes:1073.97
20170502-0042984

17-1-196

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

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 27th day of April, 2017 by and between Celebration Homes, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Truc Nguyen and Madalena Vu, husband and wife, 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. 93 on the Final Plat of Phase Three, Section Two, Carrington Place, of record in Instrument No. 20161117-0121371 and in Instrument No. 20161130-0125787, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

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.

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 [xx]improved [ ]unimproved property known as: 3040 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 company

By: _____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, 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 ~~28th~~ 27th day of April, 2017.

_____
Notary Public
My Commission Expires: ~~My Commission Expires~~ October 21, 2020

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Truc Nguyen and Madalena Vu
3040 Carrington Place,
Nashville, TN 37218

Send Tax Statements to:
Truc Nguyen and Madalena Vu
3040 Carrington Place
Nashville, TN 37218

Map & Parcel: 058 100 C 093.00 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 $290,261.00 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 28th day of April, 2017.

_____
Notary Public

My Commission Expires: 3-18-19

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

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
17-1-196

ORT Form 3956 (Rev. 1/22/07)