RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

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 13th day of July, 2017 by and between Celebration Homes, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Brian J. Dunphy and Cynthia L. Dunphy, 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 Nolensville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 on the Final Plat of Burkitt Place, Phase 1B, Section 1, as of record in Instrument No. 20061109-0139669, 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 Burkitt Place Development, LLC, a Tennessee limited liability company, dated April 10, 2007, recorded April 18, 2007, of record in Instrument No. 20070418-0046378, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 8809 Ivymont Lane, Nolensville, TN 37135

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.

BILL GARRETT, Davidson County
Trans:T20170060170 DEEDWARR
Recvd: 07/14/17 09:28 2 pgs
Fees:13.00 Taxes:1716.71
20170714-0070821

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/she 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 13th day of July, 2017.

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

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Brian J. Dunphy and Cynthia L. Dunphy
8809 Ivymont Lane,
Nolensville, TN 37135

Send Tax Statements to:
New owner

Map & Parcel: 186-04-0A-081.00 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 $463,977.00 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 13th day of July, 2017.

_____
Notary Public

My Commission Expires: 8-20-2019

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
17-1-340

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