17-CD-360

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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170063133 DEEDWARR
Recvd: 07/24/17 11:07 2 pgs
Fees:13.00 Taxes:924.63
20170724-0074481

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Sherry Gibson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires February 23, 2021
(AFFIX SEAL)

HANNAH CUTSHALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

File No.: 17-cd-360

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Keena S. McDaniel	Bank of Tennessee	
(NAME) 3165 Skinner Drive	(NAME) P.O. Box 4980	174 11 0 A 402.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Johnson City, TN 37602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($249,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CIP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEENA MCDANIEL AND CLIFTON MCDANIEL, WIFE AND HUSBAND, 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. 337 on the plan of Final Plat Cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, as shown by plat appearing of record in Instrument No. 20060216-0018813, 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 CIP, LLC by Quitclaim Deed from Celebration Homes, LLC, a Tennessee limited liability company, dated March 10, 2017, recorded March 13, 2017, of record in Instrument No. 20170313-0024438, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Celebration Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from The Craig Company, dated January 27, 2012, recorded February 2, 2012, of record in Instrument No. 20120202-0009672, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3165 Skinner Drive, Antioch, TN 37013
(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 CIP, LLC, a Tennessee Limited Liability Company this 21 day of July, 2017.

CIP, LLC

BY: Manager
Corey Craig
Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Hannah Cutshall, 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 Manager of CIP, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager

Witness my hand and official seal at Franklin, Tennessee this 21 day of July, 2017.

Commission Expires: My Commission Expires February 23, 2021

Hannah Cutshall
Notary Public

HANNAH CUTSHALL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY