Bill Garrett Davidson County
Batch# 72658 DEEDWARR
03/23/2018 11:44:30 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63
20180323-0027554

WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: ~~OCTOBER 21, 2020~~ June 26, 2021
(AFFIX SEAL)

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

File No.: 18-CD-158

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Helen Campbelle McCormick New Owner ~~First Community Mortgage~~	MAP-PARCEL NO.(S)
Helen Campbelle McCormick,		
(NAME)	(NAME)	
4524 Queens Lane	4524 Queens Lane	058 10 0 C 036.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars ($329,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, 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 HELEN CAMPBELLE MCCORMICK, AN UNMARRIED WOMAN, 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:

Being Lot No. 36, on the Final Plat of Phase Three, Section Two, Carrington Place, a Cluster Lot Subdivision, of record in Instrument No. 20161117-0121371, revised in Instrument No. 20161130-0125787, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Celebration Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Randall B. Smith and Corey W. Craig, dated March 17, 2017, recorded March 23, 2017, of record in Instrument No. 20170323-0028622, 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.

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 4524 Queens Lane, 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 22 day of March, 2018.

Celebration Homes, LLC

BY:_____
Corey Craig
Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 official seal at Franklin, Tennessee this 22 day of March, 2018.

Commission Expires: ~~My Commission Expires~~ October 21, 2020

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2019