Karen Y Johnson Davidson County
Batch# 151512 DEEDWARR
10/15/2018 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,389.98
20181015-0102074

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,670.00.

Shaundra D. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

VANIKKA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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

File No.: 18-CD-160

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shaundra D. Davis	Shaundra D. Davis	058 10 0 C 040.00 CO
(NAME) 4540 Queens Lane	(NAME) 4540 Queens Lane	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-Five Thousand Six Hundred Seventy And No/100 Dollars ($375,670.00), 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 SHAUNDRA D. DAVIS, A SINGLE 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:

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of Final Plat ,Phase Four, Carrington Place, a Cluster Lot Subdivision, of record in Plat at Instrument No. 20171220-0129584, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Celebration Homes, LLC, by Quitclaim Deed, from Corey W. Craig and Randall B. Smith, dated April 6, 2018, recorded April 10, 2018, of record in Instrument No. 20180410-0033630, 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.

unimproved ☐
This is improved ☒ property, known as 4540 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.

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 our hands this 12 day of October, 2018.

Celebration Homes, LLC

BY: _____
Corey Craig
Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Leah F Dunn, 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 12 day of October, 2018.

Commission Expires: My Commission Expires October 21, 2020

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019