Karen Y Johnson Davidson County
Batch# 168790 DEEDWARR
11/30/2018 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $636.40
20181130-0116791

WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/17/21
(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

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

File No.: 18-CD-649

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lauren Sackett	New Owner	149 15 0 B 069.00 CO
(NAME) 1515 Bridgecrest Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy-Two Thousand And No/100 Dollars ($172,000.00), 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 DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAUREN SACKETT, 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. 408, on the Final Plat Cambridge Forest Townhomes, as of record in Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurated description of property.

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. 20170313-0024437, Registers 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, a Tennessee corporation, dated May 28, 2008,

recorded June 5, 2008, of record in Instrument No. 20080605-0057650, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1515 Bridgecrest 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.

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 28 day of November, 2018.

CIP, LLC

BY: _____
Corey Craig
Manager

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 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 28 day of November, 2018.

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

_____
Notary Public

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
NOTARY PUBLIC
TENNESSEE
COUNTY OF SUMNER
My Comm Exp. November 30, 2020