19-CD-106

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 201930 DEEDWARR
03/05/2019 09:56:06 AM 2 pgs
Fees: $13.00 Taxes: $1,405.63

20190305-0019947

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2019

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 21, 2020
(AFFIX SEAL)

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

File No.: 19-Cd-106

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cynthia L. Barclae, Trustee of the Cynthia L. Barclae Living Trust dated December 8, 1987	Cynthia L. Barclae, Trustee of the Cynthia L. Barclae Living Trust dated December 8, 1987	058 10 0 B 089.00 CO
(NAME) 20162 East 53rd Place	(NAME) 20162 East 53rd Place	
(ADDRESS) Denver CO 80249	(ADDRESS) Denver CO 80249	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars ($379,900.00), 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 CARRINGTON SERIES, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CYNTHIA L. BARCLAE, TRUSTEE OF THE CYNTHIA L. BARCLAE LIVING TRUST DATED DECEMBER 8, 1987, 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 all of Lot No. 89, on the Final Plat of Phase Three, Section One, Carrington Place, a Cluster Lot Subdivision, of record in Instrument No. 20150312-0021420, said Register's Office, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to CIP, LLC Carrington Series, a Delaware limited liability company, by Quitclaim Deed, from Celebration Homes, LLC, a Tennessee limited liability company, dated September 11, 2018, recorded September 14, 2018, of record in Instrument No. 20180914-0091359, Scrivener's Affidavit to correct the Legal Description of record in Instrument No. 20180925-0094867, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Celebration Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Corey Craig and Randall B. Smith, dated March 31, 2015, recorded April 9, 2015, of record in Instrument No. 20150409-0031107, Register's Office for Davidson County, Tennessee.

Further 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 3024 Carrington Place, 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 4 day of March, 2019.

CIP, LLC Carrington Series

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 4 day of March, 2019.

Commission Expires: My Commission Expires October 21, 2020

_____
Notary Public

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY