WARRANTY DEED

19-CD-039

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

Karen Johnson Davidson County
Batch# 294575 DEEDWARR
10/02/2019 10:23:37 AM 2 pgs
Fees: $13.00 Taxes: $1,738.95

20191002-0100476

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,985.00.

Gail Dudson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF OCTOBER, 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-039

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.(S)
Tien Ngo and Nguyen Vu	Capstar Bank	058 10 0C 052.00
(NAME) 1025 Lawsons Ridge Drive	(NAME) 2002 Richard Jones Rd. Suite 300A	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Sixty-Nine Thousand Nine Hundred Eighty-Five And No/100 Dollars ($469,985.00), 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 TIEN NGO, UNMARRIED MAN AND NGUYEN VU, UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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. 52, on the Final Plat of Carrington Place, Phase Five, a Cluster Lot Subdivision, of record in Instrument No. 20180724-0071970 said Register's Office, reference to which is hereby made for a more complete and accurate description.

Being part of 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 February 5, 2019, recorded February 7, 2019, of record in Instrument No. 20190207-0011658, 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.

unimproved ☐
This is improved ☒ property, known as 1025 Lawsons Ridge Drive, 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 1 day of October, 2019.

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 1 day of October, 2019.

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

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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Notary Public