WARRANTY DEED

Karen Johnson Davidson County
Batch# 316711 DEEDWARR
11/18/2019 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,388.44
20191118-0118531

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,253.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 10/2/23

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

File No.: 19-CD-389

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.(S)
Kathy Campbell	New Owner at	058 10 0C 044.00
(NAME)	(NAME)	
1016 Lawsons Ridge Dr	owners address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-Five Thousand Two Hundred Fifty-Three And No/100 Dollars ($375,253.00), 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 KATHY CAMPBELL, 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 all of Lot No. 44, on the Final Plat of Carrington Place, Phase Five, a Cluster Lot Subdivision, of record in Instrument No. 20180724-0071970, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Celebration Homes, LLC., by Quitclaim Deed, from Corey W. Craig and Randall B. Smith, dated May 30, 2019, recorded June 3, 2019, of record in Instrument No. 20190603-0052255, 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

unimproved ☐
This is improved ☒ property, known as 1016 Lawsons Ridge Dr, 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 15 day of November, 2019.

Celebration Homes, LLC

BY: _____
Corey Craig
Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Heather Thomas, 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 15 day of November, 2019.

My Commission Expires
Commission Expires: October 21, 2020

STATE OF TENNESSEE NOTARY PUBLIC

_____
Notary Public

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21