WARRANTY DEED

Karen Johnson Davidson County
Batch# 432196 DEEDWARR
07/07/2020 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,655.22
20200707-0073429

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $447,358.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/20
(AFFIX SEAL)

VENTAKIA 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.: 20-CD-055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelby House Garner and Christopher J. Garner	Franklin Synergy Bank	058100C05000CO
(NAME) 1033 Lawsons Ridge Drive	(NAME) 722 Columbia Avenue	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Forty-Seven Thousand Three Hundred Fifty-Eight And No/100 Dollars ($447,358.00), 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 KELBY HOUSE GARNER AND CHRISTOPHER J. GARNER, WIFE AND HUSBAND, 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. 50, 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 the same property conveyed to Celebration Homes, LLC, by Quitclaim Deed, from Randall B. Smith and Corey W. Craig, dated November 12, 2019, recorded November 14, 2019, of record in Instrument No. 20191114-0117387, 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.

Also see matters listed on Exhibit A.

unimproved ☐

This is improved ☒ property, known as 1033 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 2 day of July, 2020.

Celebration Homes, LLC

BY: _____

Corey Craig
Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Leah A Tran, 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 2 day of July, 2020.

Commission Expires: My Commission Expires October 21, 2020

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

EXHIBIT "A"

Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20180724-0071970, Page , in the Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20080215-0015254 and amended in Instrument No. 20190205-0011005, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Stormwater Detention Agreement of record in Instrument Number 20060503-0051461, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

Certificate of Authenticity

I, Venikka 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, Venikka Branch 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: 7-5-21

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