Davidson County DEEDWARR
Recvd: 07/25/08 10:53 2 pg
Fees:13.00 Taxes:1239.50

20080725-0076300

WARRANTY DEED

P-08-2501

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Ashley Neese
Affiant

Subscribed and sworn to before me this 18th day of July, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/18/2009

(AFFIX SEAL)

ROBERT L. MURRAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Shaffer Home Services, LLC	New Owner (NAME)	
2501 Sunset Place	(NAME)	104-15-0-120.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we REVISION DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHAFFER HOME SERVICES OR ASSIGNS, hereinafter called the Grantees, their heirs and assigns, that 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. 28 on the Plan of Sunset Park Subdivision of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Lou Bowdoin, by Warranty Deed from Robert E. Potter and wife, Joyce L. Potter, of record in Book 4820, Page 564, Register's Office for Davidson County, Tennessee, dated May 31, 1974.

Further conveyed to Revision Development Partnership, a Tennessee General Partnership by Clerk and Master's Deed from Richard R. Rooker, Clerk of the Circuit Court of record in Instrument No. 2007105-0129814, in the Register's Office for Davidson County, Tennessee, dated October 30, 2007.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2501 Sunset Place, Nashville, Tennessee 37212
(House Number) (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.

Witness my/our hand(s) this 18th day of July, 2008.

Revision Development Partnership,
a Tennessee General Partnership

By: _____
Darrin Wilson, Managing Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Revision Development and Partnership, a Tennessee General Partnership the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2008.

_____
Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800