WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140041023 DEEDWARR
Recvd: 06/11/14 09:26 2 pgs
Fees:13.00 Taxes:838.05
20140611-0050636

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TAHIRA J. SEAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-30-2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle Magaard	Danielle Magaard	082-03-0-390.00
(NAME)	(NAME)	
1012 Lischey Avenue	1012 Lischey Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Revive Home Investments, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danielle Magaard, 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 Lot 7 on the Plan of Sharpe and Horn's First Addition, as of record in Book 57, Page 152, Register's Office for said County.

Said Lot 7 fronts 50 feet on the westerly margin of Lischey Avenue and extends back 153 feet on the north line, and 153 feet on the south line, to a line in the rear on which it measures 50 feet.

Being the same property conveyed to Revive Home Investments, LLC, by deed of record in Instrument Number 2012120-0113792 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Sharpe and Horn's First Addition of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee. Easement of record in Book 4479, Page 635, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1012 Lischey Avenue, Nashville, TN 37207

(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 hand this 28th day of May, 2014.

Revive Home Investments, LLC

Jewel A English Managing Member

By; Jewel English
Its: Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jewel English with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the managing member of Revive Home Investments, LLC and that she as such of managing member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 28th day of May, 2014.

Commission expires: 7-30-17

Notary Public

