BILL GARRETT, Davidson County
Trans:T20140041235 DEEDWARR
Recvd: 06/11/14 14:31 2 pgs
Fees:13.00 Taxes:654.20
20140611-0050942

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 176,811.00

Affiant

Subscribed and sworn to before me, this 5th day of June, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MOREEN S. SCRUGGS	**SunTrust Mortgage**	**02512008600**
103 CONNOR DRIVE	**1001 Semmes Avenue**	
GOODLETTSVILLE, TN 37072	**Richmond, VA 23224**	

FOR AND IN 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 ACKNOWLEDGE, WE,

REVISION HOMES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MOREEN S. SCRUGGS, UNMARRIED

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:

BEING LOT 26, ACCORDING TO THE PLAT OF RANCHWOOD ESTATES, SECTION II, AS OF RECORD IN PLAT BOOK 3600, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO REVISION HOMES, LLC, BY WARRANTY DEED FROM ILONKA HAREZI, UNMARRIED, DATED 01/21/2014 AND RECORDED ON 01/23/2014 IN INSTRUMENT NUMBER 20140123-0006401, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $43,000.00.

ALSO BEING THE SAME PROPERTY CONVEYED TO ILONKA HAREZI, BY QUITCLAIM DEED FROM HELEN M. FULLOP, DATED 12/18/2002 AND RECORDED ON 12/19/2002 IN INSTRUMENT NUMBER 20021219-0156896, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 103 CONNOR DRIVE, GOODLETTSVILLE, TN 37072.

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 in 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 5th day of June, 2014.

Paul Kazanofski

REVISION HOMES, LLC
BY: PAUL KAZANOFSKI
ITS: PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **PAUL KAZANOFSKI (signer)**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is PRESIDENT (title) of REVISION HOMES, LLC and that he is authorized by REVISION HOMES LLC to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of June, 2014.

Notary Public

My Commission Expires: 9.21.15