Chapman

BILL GARRETT, Davidson County
Trans:T20140082380 DEEDWARR
Recvd: 10/31/14 15:15 2 pgs
Fees:13.00 Taxes:425.50
20141031-0100839

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN144929

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00. Holly Dee AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2014. Nathan A. Powers NOTARY PUBLIC My commission expires: 02/24/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin R. Solum 113 Albee Court Hermitage, TN 37076	New Owner	086-10-0-074.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifteen Thousand and 00/100 Dollars ($115,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **REVITA-PROPERTIES, LLC A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BENJAMIN R. SOLUM AND TIFFANY A. SOLUM, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 58 on the plan of Chapelwood, Section 2, of record in Book 5200, page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Revita-Properties, LLC, by Warranty Deed from The 113 Albee Court Trust, Andy Maloney as Trustee, dated 5/16/2014, recorded 5/21/2014, of record in Instrument No. 20140521-0043637, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 113 Albee Court, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of October, 2014.

REVITA PROPERTIES, LLC

By: Carl Maddox, President & Sole Owner

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 16 day of October, 2014, before me, appeared Carl Maddox, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President and Sole Owner of Revita-Properties, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Revita-Properties, LLC, and said officer acknowledged said instrument to be the free act of deed of said Revita-Properties, LLC.

WITNESS my hand and seal, this the 16 day of October, 2014.

Notary Public

My commission expires: 12/21/2014

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD