Davidson County	**DEEDWARR**
Recvd: 02/26/15 13:25	**2 pgs**
Fees:13.00 Taxes:684.50	
20150226-0016691	

WARRANTY DEED

RONALD GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Paul Kazanofski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of FEBRUARY, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2271 Wilma Rudolph Blvd. , Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Revision Homes LLC	Paul Kazanofski	018 15 0 012.01
(NAME)	(NAME)	
841 Wren Rd	SAME	
(ADDRESS)	(ADDRESS)	
TN Goodlettsville 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Justin R. Buttrey and Natasha K. Buttrey, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Revision Homes LLC,** 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, 10th Civil District, City of Goodlettsville, being Lot No. 3 of the original subdivision of Lots 41 and 42 of the Moncrief Subdivision, and more particularly described according to a re-survey by A.L. Nimmo, Surveyor, as follows:

Beginning at the common corners of Lot 1 and 3 on the southerly margin of Moncrief, between Lots 1 and 3, thence South 35 degrees East 303 feet to the common corner of 1,3,2 and 4; thence South 65 degrees West 100 feet to the common corner of Lots 3,4, and 5; thence on the line between Lots 3 and 5, North 35 degrees West 303 feet to the southerly margin of Moncrief Avenue; thence with the margin of Moncrief Avenue, North 65 degrees East 100 feet to the point of beginning.

Being the same property conveyed to Gabriel D. Salley and Jennifer M. Salley, husband and wife by Warranty Deed from PTE Development, LLC, a limited liability company, PTE Development, LLC, as Settlor and Beneficiary for the 539 Sarah Mae Moncrief Trust, and Phil Baumgart a/k/a Phillip Baumgart a/k/a Phillip L. Baumgart, Trustee for the 539 Sarah Mae Moncrief Trust dated September 24, 2010 and recorded October 01, 2010 in Instrument No. 20101001-0078355 in the said Register's Office for Davidson County, Tennessee.

File Number: CLA-150434

Further being the same property conveyed to Justin R. Buttrey and wife, Natasha K. Buttrey by Warranty Deed from Gabriel D. Salley and Jennifer M. Salley, husband and wife dated January 3, 2013 and recorded January 22, 2013 in Instrument No. 201301220006760 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 539 Moncrief Avenue, 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, has 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 our hands this 20th day of February, 2015.

Justin R. Buttrey

Natasha K. Buttrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Justin R. Buttrey and Natasha K. Buttrey, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of February, 2015.

Notary Public

My Commission Expires: ~~March 6, 2018~~ 2016

(SEAL)

RONALD GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018

File Number: CLA-150434

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018