BILL GARRETT, Davidson County
Trans: T20150015747 DEEDWARR
Recvd: 03/04/15 08:38 2 pgs
Fees: 13.00 Taxes: 1476.30
20150304-0018704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Taylor Johnson
Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 27TH DAY OF FEBRUARY, 2015.

Tammy Duncan
Notary Public

MY COMMISSION EXPIRES: 4/20/15

(AFFIX SEAL)

TAMMY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Revive Development, LLC	SAME AS NEW OWNER (NAME)	10402016300
21 Harbor Cove Drive (ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138 (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 M. Shannon Paty, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Revive Development, LLC, 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 THE EASTERLY 20 FEET FRONT AND AND 22.7 FEET REAR OF LOT NO. 22 AND THE WESTERLY 40 FEET FRONT AND 43.6 FEET REAR OF LOT NO. 23 ON THE PLAN OF REVISED MAP OF WEST END PARK, OF RECORD, OF RECORD IN BOOK 421, PAGES 82 AND 72, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PROPERTY FRONTS 60 FEET ON THE NORTHERLY MARGIN OF BELWOOD AVENUE, NOW KNOWN AS BELLWOOD STREET, AND EXTENDS BACK 126.4 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 127.7 FEET, MORE OR LESS, ON THE WESTERLY LINE TO AN ALLEY IN THE REAR, MEASURING 66.3 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO M. SHANNON PATY BY DEED FROM BENJAMIN R. SECKMAN AND WIFE, MARY GRANT SECKMAN OF RECORD IN BOOK 8386, PAGE 663, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

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

unimproved ( )
This is improved (X) property, known as 3112 Belwood Street, Nashville, TN 37203
(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 27th day of February, 2015.

WARRANTY DEED
(Continued)

M. Shannon Paty

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. Shannon Paty, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of February, 2015.

Notary Public

My Commission Expires: 3-27-18

(SEAL)

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122