WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072043 DEEDWARR
Recvd: 08/25/15 13:40 2 pgs
Fees:13.00 Taxes:693.75
20150825-0085956

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of AUGUST 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-3-2016

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).
Lisa Staten , married	Farmington Mortgage	018 15 0 012.01
(NAME)	(NAME)	
539 Moncrief Ave.	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Seven Thousand Five Hundred And No/100 Dollars ($187,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Revision Homes LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lisa Staten , married**, 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 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.

File Number: CLA-153594

Further being the same property conveyed to Revision Homes, LLC by Warranty Deed from Justin R. Buttrey and Natasha K. Buttrey, husband and wife dated February 20, 2015 and recorded February 26, 2015 as Instrument No. 201502260016691, 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 Ave., 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 14th day of August, 2015.

Revision Homes LLC
BY: Paul Kazanofski
Paul Kazanofski, CEO
member

STATE OF Tennessee
County OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Kazanofski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the CEO, and is authorized to execute the instrument on behalf of Revision Homes LLC, the within named bargainor, and that he/she as such CEO, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as CEO.

Witness my hand and official seal, this the 14th of August, 2015.

Juanita Self
Notary Public

My Commission Expires: 11/5/2018

(SEAL)

Juanita Self
State of Tennessee Notary Public
Davidson County

File Number: CLA-153594

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122