Davidson County	DEEDWARR
Recvd: 08/26/15 15:08	2 pgs
Fees:13.00 Taxes:490.25	

20150826-0086612

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 10/14/2017
(AFFIX SEAL)

JODI STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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).
John Lucianno and Emily Lucianno	John Lucianno and Emily Lucianno	150 09 0 072.00
(NAME)	(NAME)	
2821 Barksdale Lane	2821 Barksdale Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Two Thousand Five Hundred And No/100 Dollars ($132,500.00), 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, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Lucianno and Emily Lucianno, husband and wife**, 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, being Lot No. 177 on the Plan of Forest View Park Section 3 of record in Plat Book 5210, Page 353, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Revision Homes, LLC by Warranty Deed from Lisa D. Waters, unmarried dated May 28, 2015 and recorded June 3, 2015 as Instrument No. 20150603-0051955, in 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 2821 Barksdale Lane, Antioch, TN 37013

File Number: CLA-153792

True Copy Certification

I Anita L. Leach, 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.

Anita L. Leach

State of Tennessee/County of Wilson SS:

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

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires Oct 30, 2018

Shelly M Smith

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 24th day of August, 2015.

Revision Homes, LLC, a Tennessee Limited Liability Company

BY: _____

Paul Kazanofski, Chief Manager/CEO

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 CHIEF MANAGER/CEO, and is authorized to execute the instrument on behalf of REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as CHIEF MANAGER/CEO.

Witness my hand and official seal, this the 24th of August, 2015.

_____

Notary Public

My Commission Expires:

(SEAL) 3-6-18

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

File Number: CLA-153792