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BILL GARRETT, Davidson County
Trans:T20160048854 DEEDWARR
Recvd: 06/09/16 10:29 2 pgs
Fees:13.00 Taxes:1110.00
20160609-0058311

Warranty Deed

DEBORAH L. BAXTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER CO.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $300,000.00. Affiant Subscribed and sworn to before me, this the 6th day of June, 2016. Notary Public My commission expires: 7-24-2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To: Revision Homes, LLC	Map/Parcel Numbers:
Revision Homes, LLC	New Owner	
841 Wren Road, Suite 1	841 Wren Rd. Suite 1	103-03-0-070-00
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD TODD BRADLEY AND WIFE, TRACY BRADLEY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee Being the westerly 50 feet of the easterly 490 feet of the northerly 160 feet of Lots Nos. 23 and 24 on the Plan of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County.

Said Parts of said lots adjoin and front together 50 feet on the southerly side of Idaho Avenue, formerly 5th Avenue, and run back between parallel lines, parallel to and 440 feet west of 51st Avenue, North 160 feet to a dead line.

Being the same property conveyed to Richard Todd Bradley, unmarried by Warranty deed from Archie Eli Taylor, Sr., unmarried of record in Book 6806, page 259, Register's Office for Davidson County, Tennessee, dated March 14, 1986 and recorded on March 18, 1986.

Being the same property conveyed to Richard Todd Bradley and wife, Tracy Bradley by Quitclaim deed from Richard Todd Bradley of record in Instrument No. 20150928-0098121 Register's Office for Davidson County, Tennessee, dated September 23, 2015 and recorded on September 28, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5203 Idaho Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of June, 2016.

Richard Todd Bradley

Tracy Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard Todd Bradley and Tracy Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of June, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018