WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160108980 DEEDWARR
Recvd: 12/12/16 14:51 2 pgs
Fees: 13.00 Taxes: 1509.60
20161212-0130116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 11/06/18
(AFFIX SEAL)

Juanita Self
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Christopher Heyer	New Owner	103 03 0 070.00
(NAME)	(NAME)	
5203 Idaho Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Eight Thousand And No/100 Dollars ($408,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **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 **Christopher Heyer, an unmarried man**, 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 situated in Davidson County, Tennessee Being the westerly 50 feet of the easterly 490 feet of the northerly 160 feet of Lots 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 Revision Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Richard Todd Bradley and wife, Tracy Bradley dated June 6, 2016 and recorded June 9, 2016 as Instrument No. 201606090058311, in said Register's Office for Davidson County, Tennessee.

File Number: HND-167180SSO

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 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 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 1st of December, 2016.

Revision Homes, LLC
BY: Paul Kazanofski
Paul Kazanofski
Member

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, 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 that he is the Member of Revision Homes, LLC, the within named bargainor, a Limited Liability Company, and that he as such Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of December, 2016.

Notary Public

My Commission Expires:

(SEAL) 11/06/18



File Number: HND-167180SSO

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206