Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0145

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170040658 DEEDWARR
Recvd: 05/12/17 11:29 2 pgs
Fees:13.00 Taxes:1054.13
20170512-0047363

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$284,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY 2017.

Notary Public

MY COMMISSION EXPIRES: 9-6-20 (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caleb Groh & Meredith Kane	Security National Mortgage Company	**60-16-A-1.00CO**
(NAME)	(NAME)	
2706-A Brunswick Drive	5300 South 360 West, Ste. 150	**Out of**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murray UT 84123	**60-16-78.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALEB GROH AND MEREDITH KANE** 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 Unit A as established in the Declaration of Covenants, Conditions, and Restrictions for 2706 Brunswick Drive Townhomes, a Horizontal Property Regime With Private Elements of record in Instrument Number 20160920-0098762, in the Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Revision Homes, LLC, by Warranty Deed from Southern Property Buyers, LLC, a Tennessee limited liability company, executed December 8, 2016, and recorded December 19, 2016, of record in Instrument Number 20161219-0132566, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2706-A Brunswick Drive** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37207** (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2017 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 974, pages 52 & 53 and Instrument Number 20160920-0098762, said Register's Office and (c) Restrictions of record in Instrument Number 20160920-0098762, said Register's Office.

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 hand this 8th day of May 2017.

Revision Homes, LLC

By: _____
Lynn Brown, Authorized Agent

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Lynn Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent of Revision Homes, LLC (the "Company") the within named bargainor, a Tennessee limited liability company and that as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Authorized Agent.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of May 2017.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

_____
Notary Public