WARRANTY DEED

Bill Garrett Davidson County
Batch# 66050 DEEDWARR
03/07/2018 09:17:19 AM 2 pgs
Fees: $13.00 Taxes: $192.40

20180307-0021360

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$52,000.00.**

Affiant

Subscribed and sworn to before me this 5 day of March, 2018

Notary Public
My Commission expires: 1-3-22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Revision Homes, LLC	SAME	059-00-0-088.00
841 Wren Road, Suite 1		
Goodlettsville, TN 37072		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John R. Mabry**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Revision Homes, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land located in Davidson County, Tennessee, described as follows, to-wit:

Being part of Lot No. 18 on the unrecorded Map of Subdivision of part of the Marshall Waters Land described according to a copy of a survey made May 15, 1960 by Richard B. Omohundro, Engineer, as follows:

Beginning at a point at the northeasterly intersection of Knight Road and Ewing Drive, said point being the southwest corner of the property herein described; thence along the said margin of Knight Road, North 3 deg. East 55 feet, more or less, to a point in the center line of Ewing Creek; thence along the said center of Ewing Creek, North 65 deg 44 min. East 549.0 feet, more or less, to a point; thence continuing with the center line of Ewing Creek, North 38 deg. 30 min. East 299.6 feet, more or less, to a point in the west line of the W.D. Thompson Land; thence along the westerly line of the W.D. Thompson Lands, South 3 deg. 30 min. West 392.4 feet to an iron pin in the northerly margin of Ewing Drive; thence along said margin of said Drive and having a chord bearing of South 81 deg. 28 min. West 234.0 feet to a point; thence continuing along the said margin of said Drive, South 78 deg. 28 min. West 443.6 feet to the point of beginning.

Included but expressly excluded from the above described property is the right-of-way acquisition of record in Instrument Number 20050726-0086774, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John R. Mabry, by deed from James Hines, on February 16, 2018, of record in Instrument Number20180301-0019274, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Easements of record in Book 4940, page 926, and Instrument Number 20050726-0086774, Register's Office for Davidson County, Tennessee.

This is improved property known as: **673 Ewing Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 5, 2018.

John R. Mabry

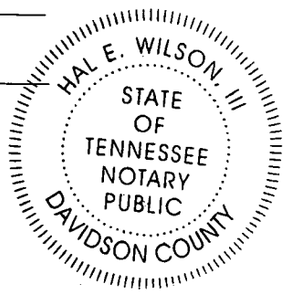
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John R. Mabry** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 5, 2018

My commission expires 7/18/19

Notary Public



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: U-DS-18-673-H