WARRANTY DEED

Bill Garrett Davidson County
Batch# 77048 DEEDWARR
04/06/2018 03:17:27 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20180406-0032787

J-DS-18-841-H -

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-31-2020

(AFFIX SEAL)

WILSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF PATRICIA J PARSONS

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarco GP	**New Owner**	
(NAME)	(NAME)	**34-1-B-1.00CO**
841 Wren Road, Unit 1		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARCO, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Condominium Unit No. 1 on the Plan of Kimberly Court, established by Master Deed of record in Book 6725, Page 885, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Revision Homes, LLC by Quitlcaim Deed from American Capital Resorces, Inc, recorded 04/06/2018, 2018 in Instrument No: 20180406-0032786 Register's Office for Davidson County, Tennessee. Dated _____ and Recorded 4/6/2018.

Being the same property conveyed to American Capital Resource, Inc., a Tennessee Corporation, by Warranty Deed from Richard R. Lain and wife, Linda S. Lain, recorded May 16, 2005 in Instrument No. 20050516-0055128, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- City of GOODLETTSVILLE taxes for the year 2018 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 64, Register's Office for Davidson County, Tennessee.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing KIMBERLY COURT Condominium of record in Book 6725, Page 885, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Charter of Homeowner's Association of record in Instrument No. 20060922-0117729, Register's Office for Davidson County, Tennessee.
- Subject to the rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **841 Wren Road, Unit 1, Goodlettsville, Tennessee 37072**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3rd DAY OF APRIL, 2018.

Revision Homes, LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of REVISION HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of April, 2018.

_____
Notary Public
My Commission Expires: 8-31-2020
(SEAL)

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212