WARRANTY DEED

Karen Johnson Davidson County
Batch# 198679 **DEEDWARR**
02/25/2019 10:47:11 AM 2 pgs
Fees: $13.00 Taxes: $660.45

20190225-0016718

J-HNP-19-4487-H

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

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)
Revision Homes, LLC	**New Owner**	
(NAME)	(NAME)	
841 Wren Rd., Ste. 1		**103-15-0B-107.00-CO**
(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, **SHAUNA L. PETTUS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 107 of Lions Head Condominium Apartments, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lions Head Condominium Apartments of record in Book 5340, Page 70, as corrected in Book 5342, Page 683 and Plat recorded in Plat Book 5200, Page 82, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Shauna Luann Pettus, unmarried by Warranty deed from Joyce W. Kennamore now known as Joyce E. Jeffords of record in Book 10597, page 721, Register's Office for Davidson County, Tennessee, dated September 03, 1997 and recorded on September 05, 1997.

This conveyance is subject to:

- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 82 and Plat Book 4675, Page 134, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lions Head Condominium Apartments of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5342, Page 2, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Lions Head Condominium Apartments appended to Master Deed of record in Book 5340, Page 121, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewers and/or Storm Drainage of record in Book 6909, Page 212 and Book 7196, Page 827, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Sewer Line purposes of record in Book 3224, Page 527 and Book 3376, Page 102, in the Register's Office for Davidson County, Tennessee.

- Easement to construct and maintain a pipe line for natural gas granted to Nashville Gas Co., of record in Book 3969, Page 788, in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4995, Page 32 and Book 4889, Page 140, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC, its successors and assigns, of record in Instrument No. 20120521-0043889, in the Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Easement to Piedmont Natural Gas Company, Inc. of record in Instrument Number 20150831-0087898 and 20181012-0101325, in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement granted to Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of record in Book 4495, Page 32, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4487 Post Place #107, Nashville, Tennessee 37205**.

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 19th DAY OF FEBRUARY, 2019.

Shauna L. Pettus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAUNA L. PETTUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of February, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



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