WARRANTY DEED

Karen Johnson Davidson County
Batch# 219224 DEEDWARR
04/17/2019 03:04:38 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20190417-0035431

J-HNP-19-1014-H

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-26-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/26/20

(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)
Home Network Partners Inc. **Revision Homes, LLC**	**New Owner**	
(NAME) **1014 Massman Drive**	(NAME)	**107-9-19.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(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, **JOHN MYRICK HAYES AND WIFE, LAURA ST. JOHN HAYES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOME NETWORK PARTNERS INC. AND REVISION HOMES, LLC,** 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 Lot No. 3 on the Plan of Patricia Heights Annex, of record in Plat Book 2900, Page 37, Register's Office for said County.

Said Lot No. 3 fronts 101 feet on the northeasterly side of Massman Drive, and runs back 421.14 feet on the northwesterly line and 483.42 feet on the southeasterly line to a dead line in the rear on which it measures 99.51 feet.

Being the same property conveyed to John Myrick Hayes and Laura St. John Hayes, husband and wife, as tenants in common, each an undivided fifty (50%) interest, by Quitclaim Deed from John Myrick Hayes and Laura St. John Hayes, f/k/a Laura Allison St. John, as tenants in common, each an undivided fifty (50%) interest, recorded April 7, 2017 in Instrument No. 20170407-0034421, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Myrick Hayes and Laura Allison St. John, as tenants in common, each an undivided fifty (50%) interest, by Warranty Deed from B. M. Williams and wife, Sonia J. Williams, recorded June 4, 2009 in Instrument No. 20090604-0051678, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 2900, Page 37, Register's Office for Davidson County, Tennessee.
• Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 2542, Page 519, Book 6045, Page 421, Book 6067, Page 762 and Book 6887, Page 605, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
• Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5531, Page 212, Register's Office for Davidson County, Tennessee.
• Judgment in favor of Harpeth Financial Services LLC dba Advance Financial, against John Hayes, recorded August 9, 2018 in Instrument No. 20180809-0078258, Register's Office for Davidson County, Tennessee.
• Indebtedness in the original principal amount of $154,380.00 payable to Paramount Equity Mortgage, LLC, as executed by John Myrick Hayes and Laura St. John Hayes, on 03/28/2017 and filed for record on 04/07/2017, in Instrument No. 20170407-0034422, Register's Office for Davidson County, Tennessee. Assignment recorded 09/26/2018 in Instrument No. 20180926-0095496, Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee recorded 02/20/2019 in Instrument No. 20190220-0015401, 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: **1014 Massman Drive, Nashville, Tennessee 37217**.

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 15th DAY OF APRIL, 2019.

John Myrick Hayes
by Chuck Griffith
Attorney-in-Fact
John Myrick Hayes

Laura St John Hayes
by Chuck Griffith
Attorney-in-Fact
Laura St. John Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHUCK GRIFFITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN MYRICK HAYES AND LAURA ST. JOHN HAYES, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN MYRICK HAYES AND LAURA ST. JOHN HAYES.

Witness my hand and official seal, this the 15th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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

**Durable Power of Attorney executed by Laura St. John Hayes authorizing Chuck Griffith to sign on her behalf of record in Instrument No. 20190416-0034859, Register's Office for Davidson County, Tennessee.