WARRANTY DEED

Karen Johnson
Batch# 252205
07/03/2019 09:52:22 AM
Fees: $13.00 Taxes: $388.50

Davidson County
DEEDWARR
2 pgs

20190703-0065037

J-HNP-19-4911-H

DANA DELWORTH 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 $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Revision Homes	**New Owner**	
(NAME)	(NAME)	**148-13-0-052.00**
4911 Packard Dr.	841 Uren Road, Ste. 1	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **JOSEPH DIGIAMBATTISTA,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 161 ON THE PLAN OF SECTION THREE, LOCUSTWOOD OF RECORD IN PLAT BOOK 2663, PAGE 29, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 161 FRONTS 85.0 FEET ON THE NORTHERLY MARGIN OF PACKARD DRIVE AND EXTENDS BACK 173.7 FEET ON THE WESTERLY LINE AND 222.8 FEET ON THE ESATERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 98.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ORLANDO JOSEPH DIGIAMBATTISTA AND WIFE, CAROLYN DIGIAMBATTISTA BY WARRANTY DEED FROM EMILY H. PRUITT SWEAT, A MARRIED WOMAN OF RECORD IN BOOK 11710, PAGE 544, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 14, 1999 AND RECORDED ON OCTOBER 20, 1999. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $83,500.00.) BEING ALSO KNOWN AS 4911 PACKARD DR. NASHVILLE, TENNESSEE 37211.

Being the same property conveyed to Orlando Joseph Digiambattista and wife, Carolyn Digiambattista by Warranty deed from Emily H. Pruitt Sweat, a married woman of record in Book 11710, page 544, Register's Office for Davidson County, Tennessee, dated October 14, 1999 and recorded on October 20, 1999.
The said Carolyn Digiambattista having since died on July 27th, 2017, leaving Joseph Digiambattista as the surviving tenant by the entirety.
The said Joseph Digiambattista having since died intestate on January 23, 2019 leaving Joseph Digiambattista (Jr.) as his Heir-at-Law as noted in Affidavit of Heirships of record in Instrument No. 20190621-0060344 & 20190621-0060345, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantor.

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 2663, Page 29, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2696, Page 61, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4911 Packard Dr., Nashville, Tennessee 37211**.

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 26th DAY OF JUNE, 2019.

Joseph Digiambattista

STATE OF New York
COUNTY OF Nassau

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH DIGIAMBATTISTA, 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 26th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

LISA HOUSTON
Notary Public, State of New York
Reg. No. 01H06171786
Qualified in Suffolk County
Commission Expires 07/30/3019

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