WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SF-19-235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,072.07.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 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, LLC	**New Owner**	
(NAME) **P.O. Box 1828**	Karen Johnson Davidson County Batch# 255985 **DEEDWARR** 07/12/2019 09:10:24 AM 2 pgs Fees: $13.00 Taxes: $370.27 20190712-0067999	**173-01-0-084.00**
(ADDRESS) **Goodlettsville, TN 37070**		
(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, **ERIC D. SPEAR, 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:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Section 1, Monte Carlo Estates of record in Plat Book 4675, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric D. Spear by Warranty deed from Warren A. Sawyers, unmarried, and Janice A. Sawyers, unmarried of record in Instrument No. 20040405-0038162 Register's Office for Davidson County, Tennessee, dated March 31, 2004 and recorded on April 05, 2004.

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 4675, Page 68, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4781, Page 858, 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.
- SUBJECT TO Judgment in favor of American Express National Bank and against Eric Spear aka Eric D. Spear, filed on March 01, 2019 in Instrument No. 20190301-0018614, Register's Office for Davidson County, Tennessee, or proof that said debtor is not one and the same as the seller, Eric D. Spear.
- SUBJECT TO A Deed of Trust by Eric D. Spear, trustor, to Michael J. Whittle, trustee, for the benefit of State Farm Bank, F.S.B, beneficiary, to secure a note in the original amount of $ 103,000.00 secured thereby, dated June 25, 2007, and recorded on August 01, 2007, of record as Instrument Number 20070801-0091461, Register's Office for Davidson County, Tennessee.
  Corporate Assignment of Deed of Trust recorded on March 13, 2019 of record in Instrument Number 20190313-0022953, in the Register's Office for Davidson County, Tennessee.
  Appointment of Successor Trustee recorded on May 21, 2019 of record in Instrument Number 20190521-0048019, 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: **235 Cedarview Drive, Antioch, Tennessee 37013**.

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 10th DAY OF JULY, 2019.

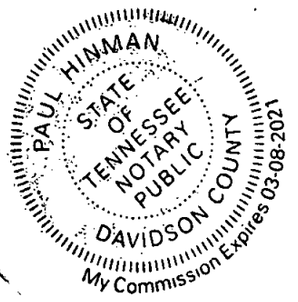
Eric D. Spear

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC D. SPEAR, 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 10th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



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