WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020
(AFFIX SEAL)

KRISTEN RADCLIFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

J-BR-19-4911

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 327517 DEEDWARR
12/10/2019 01:57:51 PM 2 pgs
Fees: $13.00 Taxes: $825.10
20191210-0127364

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Casey Frost	**Freedom Mortgage Corporation**	
(NAME)	(NAME)	**148-13-0-052.00**
4911 Packard Drive	**907 Pleasant Valley Avenue, Suite 3**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Mt. Laurel, NJ 08054**	
(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 **CASEY FROST, AN UNMARRIED WOMAN,** 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 Easterly 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.)

Carolyn Digiambattista died on July 27, 2017 and Joseph Digiambattista died 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 and Instrument No. 20190621-0060345.

Being the same property conveyed to Revision Homes, LLC, a Tennessee Limited Liability Company by Warranty deed from Joseph Digiambattista of record in Instrument No. 20190703-0065037 Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on July 03, 2019. (Value of consideration shown in aforementioned deed $105,000.00.) Being also known as 4911 Packard Drive Nashville, Tennessee 37211.

This conveyance is subject to:
- Taxes for the year 2019.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4911 Packard Drive, 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 9th DAY OF DECEMBER, 2019.

Revision Homes, LLC, A Tennessee Limited Liability Company

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, A Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of December, 2019.

_____
Notary Public

My Commission Expires: 7-4-2020

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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