WARRANTY DEED

Karen Johnson Davidson County
Batch# 348312 DEEDWARR
01/24/2020 12:33:06 PM 2 pgs
Fees: $13.00 Taxes: $770.23

20200124-0008871

J-CJ-20-5343

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 $208,170.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2020.

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 **Home Network Partners, Inc**	**New Owner**	
(NAME) **P.O. Box 1828**	(NAME)	**78-53.00**
(ADDRESS) **Goodlettsville, TN 37070**	(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, **DIANA L. LEIBACHER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REVISION HOMES, LLC AND HOME NETWORK PARTNERS, INC,** 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 the 13th Civil District of Davidson County, Tennessee, and being Tract No. 5 as shown on survey by Southern Land Surveying Company, Inc., dated December 2, 1967, as follows:

Beginning on the northwesterly margin of Tidwell Hollow Road, at the northeast corner of the property conveyed to J. G. Edwards by deeds of record in Book 4239, Page 327, Register's Office for said County; thence North 40 degrees 31 minutes 1,313.47 feet; thence North 13 degrees 34 minutes East 180.10 feet; thence North 56 degrees 50 minutes 30 seconds East 54.6 feet; thence South 40 degrees 31 minutes West 1,421.13 feet to the northwesterly margin of Tidwell Hollow Road; thence with said road South 49 degrees 29 minutes West 200 feet to the beginning, containing 6.22 acres, more or less.

Being the same property conveyed to Jay H. Leibacher and Diana L. Leibacher, husband and wife, by Warranty Deed from Richard E. Gibson and wife, Wanda S. Gibson, recorded June 10, 2003 in Instrument No. 20030610-0079618, Register's Office for Davidson County, Tennessee.
Jay H. Leibacher having since died leaving Diana L Leibacher as the surviving tenant by entirety.

This conveyance is subject to:

• Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

• Subject to Indebtedness in the original principal amount of $225,000.00 payable to AmSouth Bank, as executed by Jay H. Leibacher and Diana L. Leibacher, husband and wife, on 05/30/2003 and filed for record on 06/10/2003, in Instrument No. 20030610-0079619, Register's Office for Davidson County, Tennessee. Assignments of record in Instrument Nos. 20140908-0081765 and 20160805-0081510, Register's Office for Davidson County, Tennessee. Substitution of Trustee of record in Instrument No. 20191104-0113464, Register's Office for Davidson County, Tennessee.
• Subject to Contract for the Sale of Tennessee Real Estate recorded 12/31/2019 in Instrument No. 20191231-00135072, Register's Office for Davidson County, Tennessee.
• Subject to 2020 Property Taxes and all subsequent years.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5343 Tidwell Hollow Road, Nashville, Tennessee 37218**.

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 22nd DAY OF JANUARY, 2020.

Diana L. Leibacher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANA L. LEIBACHER, 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 22nd of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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