WARRANTY DEED

Karen Johnson Davidson County
Batch# 363941 DEEDWARR
02/26/2020 02:26:05 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20200226-0021460

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-JS-20-301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(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)	(NAME)	**128-02-0-017.00**
110 Glancy Street		
(ADDRESS)	(ADDRESS)	
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, **PHC PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** 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. 22 on the Plan of Thousand Oaks Estates of record in Plat Book 3700, Page (s) 82 and 83, 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 fronts 118.28 feet on the South side of Forrest Valley Drive and runs back 397.80 feet on the West line and 156.43 feet on the East line to a dead line in the rear on which it measures 307.79 feet.

Being the same property conveyed to PHC Partnership, a Tennessee General Partnership by Warranty Deed as of record in Instrument No. 20200226-0021459, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 3700, Page 82 , Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4056, Page 371 and amended in Book 4072 Page 318, 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.
- Grant of Easement of record in Instrument Number 20190815-0081666; Instrument Number 20190531-0051817 and Instrument Number 20070312-0030285, Register's Office for Davidson County, Tennessee.
- Subject to terms and provisions of said ground lease agreement of record in Deed Book 9874, Page 11 and amended by Instrument Number 20051208-0147651, Instrument Number 20120127-0007806 and Instrument Number 20190531-0051818, Register's Office for Davidson County, Tennessee.
- Subject to terms and provisions of said lease agreement of record in Instrument Number 20051208-0147650, Register's Office for Davidson County, Tennessee.
- Subject to terms and provisions of said lease agreement of record in Book 11520, Page 488 as amended by Book 11520, Page 506 and Instrument Number 20081201-0116481, Register's Office for Davidson County, Tennessee.
- Affidavit concerning Real Estate Brokers containing easements of record in Instrument Number 20190815-0081668, Register's Office for Davidson County, Tennessee.
- Agreement for dedication of public Right-of-Way of record in Instrument Number 20200107-0002012, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Forrest Valley Drive, Nashville, Tennessee 37209**.

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 24th DAY OF FEBRUARY, 2020.

PHC Partnership

BY: _____
Dan Silverman
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAN SILVERMAN, signing for PHC PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of PHC PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of February, 2020.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)



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