WARRANTY DEED

Karen Johnson Davidson County
Batch# 364996 DEEDWARR
02/28/2020 02:04:48 PM 2 pgs
Fees: $13.00 Taxes: $887.63

20200228-0022493

J-TRA-20-2826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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)
Elizabeth Bannantine	**F&M Bank**	
(NAME)	(NAME)	
2826 Colonial Circle	**PO Box 451**	**96-5-114.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Clarksville, TN 37041**	
(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 **ELIZABETH BANNANTINE, A SINGLE 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. 19 on the Plan of Colonial Village of record in Plat Book 1424, Page 58, 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 Revision Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lori Michelle Sparkman, unmarried, recorded November 18, 2019 in Instrument No. 20191118-0118897, Register's Office for Davidson County, Tennessee.
($117,000.00)

Being the same property conveyed to Paul Sparkman and Lori Michelle Sparkman, husband and wife, by Warranty Deed from Aaron Sparkman, unmarried, recorded February 27, 2008 in Instrument No. 20080227-0018974, Register's Office for Davidson County, Tennessee. The said Paul Sparkman having since died on December 11, 2017, leaving Lori Michelle Sparkman as the surviving tenant by the entirety. ($123,564.58)

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 58, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 1630, Page 349 and amended in Book 1637, Page 259 and Book 2808, Page 231, in the Register's Office for Davidson County, Tennessee;
- Taxes for the year 2020 and thereafter, not yet due an payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2826 Colonial Circle, Nashville, Tennessee 37214**.

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 27 DAY OF FEBRUARY, 2020.

Revision Homes, LLC

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 the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of February, 2020.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

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