WARRANTY DEED

J-HNP-20-4060

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(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)
Home Network Partners, Inc. **Revison Homes, LLC**	**New Owner**	
(NAME) **P.O. Box 1828**	(NAME)	**059-09-0-157.00**
(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, **EVAN BROWN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOME NETWORK PARTNERS, INC, A TENNESSEE CORPORATION WITH A 50% UNDIVIDED INTEREST AND REVISON HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY WITH A 50% UNDIVIDED INTEREST,** 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. 261 on the Plan of Haynes Estates, Section VI of record in Plat Book 4300, Page 87, 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 Evan Brown, a single man by Warranty deed from James H. Cook and Essie M. Cook, husband and wife of record in Instrument No. 20151209-0124029 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 09, 2015.

This conveyance is subject to:
- Taxes for the year 2020, a lien no: yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 87, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4487, Page 524, 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 A Deed of Trust by Evan Brown, a single man, trustor, to Nashville Title Insurance Corp, trustee, for the benefit of CMG Mortgage, Inc dba CMG Financial, beneficiary, to secure a note in the original amount of $ 138,510.00 secured thereby, dated December 04, 2015, and recorded on December 09, 2015, of record as Instrument Number 20151209-0124030, Register's Office for Davidson County, Tennessee. Corporate Assignment of Deed of Trust, Recorded on November 19, 2018 of record in Instrument Number 20181119-0113418, in the Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee, Recorded on March 02, 2020 of record in Instrument Number 20200302-0023154, 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: **4060 Fairmeade Dr., 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.

Karen Johnson Davidson County
Batch# 390762 **DEEDWARR**
04/23/2020 12:52:45 PM 2 pgs
Fees: $13.00 Taxes: $632.70

20200423-0042711

Warranty Deed

Witness my/our hand(s) this the 21st DAY OF APRIL, 2020.

Evan Brown by John Gleaves, Attorney-iin-Fact

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 who executed the foregoing instrument in behalf of EVAN BROWN, and who acknowledged he/she/they executed the same as the free act and deed of the said EVAN BROWN.

Witness my hand and official seal, this the 21st of April, 2020.

Notary Public
My Commission Expires: 1-3-23
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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