WARRANTY DEED

Karen Johnson Davidson County
Batch# 419489 **DEEDWARR**
06/18/2020 03:22:07 PM 2 pgs
Fees: $13.00 Taxes: $1,076.70

20200618-0064684

J-TRA-20-108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

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)
Madison White	**Movement Mortgage, LLC**	
(NAME) **108 Berkley Drive**	(NAME) **8024 Calvin Hall Road**	**051-12-0-038.00** **051-12-0-039.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Indian Land, SC 29707**	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MADISON WHITE,** 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. 43 and the west one-half of Lot No. 44, on the Plan of Section One, Morningside Heights of record in Plat Book 1130, Page 76, 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 and part of said lot adjoin in front together 117.5 feet on the South side of Berkley Drive and run back between parallel lines 150.1 feet to a dead line.

Being the same property conveyed to Larry Jones and wife, Renata Jones, by Special Warranty Deed from Ford Consumer Finance Co., Inc., formerly Ford Motor Credit Company, of record in Book 8494, Page 102, Register's Office for Davidson County, Tennessee, dated February 14, 1991 and recorded on February 19, 1991.

Being the same property conveyed to Renata Jones, Trustee of the Renata Jones Revocable Living Trust, dated December 3, 2019, by Warranty Deed from Renata Jones, as surviving widow of Larry Jones, of record in Instrument No. 20191205-0125603, Register's Office for Davidson County, Tennessee, dated December 03, 2019 and recorded on December 05, 2019.

Being the same property conveyed to Music City Holdings, LLC, a Tennessee limited liability company by Warranty deed from Renata Jones, Trustee of the Renata Jones Revocable Living Trust, dated December 03, 2019 of record in Instrument No. 20200113-0003990 Register's Office for Davidson County, Tennessee, dated January 09, 2020 and recorded on January 13, 2020.

Being the same property conveyed to Revision Homes, LLC by Warranty deed from Music City Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20200113-0003992 Register's Office for Davidson County, Tennessee, dated January 09, 2020 and recorded on January 13, 2020.

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 Plat Book 1130, Page 76, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Deed of Conveyance, recorded in Book 8940, Page 292, 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: **108 Berkley Drive, Madison, Tennessee 37115**.

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 15th DAY OF JUNE, 2020.

Revision Homes, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of REVISION HOMES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 15th of June, 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