WARRANTY DEED

J-RA-20-5343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-7-2020
(AFFIX SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)
Johnny Ray Nieto and Tina Nieto	New Owner	
(NAME)	(NAME)	**078-00-0-053.00**
5343 Tidwell Hollow Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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 AND HOME NETWORK PARTNERS INC AND HOME NETWORK PARTNERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHNNY RAY NIETO AND TINA NIETO, HUSBAND AND WIFE,** 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 deed of records 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 1,412.13 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 of record in Instrument No. 20030610-0079618 Register's Office for Davidson County, Tennessee, dated May 30, 2003 and recorded on June 10, 2003.

Being the same property conveyed to Revision Homes, LLC and Home Network Partners Inc. by Warranty deed from Diana L. Leibacher, unmarried of record in Instrument No. 20200124-0008871 Register's Office for Davidson County, Tennessee, dated January 22, 2020 and recorded on January 24, 2020.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5343 Tidwell Hollow Rd, 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# 429905 DEEDWARR
07/01/2020 03:55:30 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20200701-0071580

Witness my/our hand(s) this the 30th DAY OF JUNE, 2020.

Revision Homes, LLC

BY:_____
John Gleaves
Authorized Agent

Home Network Partners, Inc.

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 30th of June, 2020.

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

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 HOME NETWORK PARTNERS, INC., 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 corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 30th 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

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY