WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-5-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SB-GL-20-1413

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 473532 **DEEDWARR**
09/10/2020 02:11:20 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20200910-0103365

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Homenetwork Partners, Inc **Revision Homes, LLC**	New Owners	**71-2-174.00**
(NAME)	(NAME)	
134 Hardaway Drive		
(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, **TIMOTHY WILSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOMENETWORK PARTNERS, INC AND REVISION HOMES, LLC,** 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 1 on the Plan of Trinity Hills Village, Section One, of record in Book 4175, Page 62, Register's Office for said County, and being further described as follows:

Said Lot fronts 74.2 feet on the southerly margin of Avondale Circle and extends back 144.6 feet on the easterly line 161.5 feet on the westerly line, which is a line to a dead end in the rear measuring 14.6 feet thereon.

Being the same proerty conveyed to Timothy Wilson, singe by Quitclaim Deed form Lee Archibald, single, recorded September 3, 2020 in Instrument No# 20200903-0100288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- All matters shown on the Plan of record in Plat Book 4175, Page 62, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1413 Avondale Circle, Nashville, Tennessee 37207**.

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 hand this the 4th DAY OF SEPTEMBER, 2020.

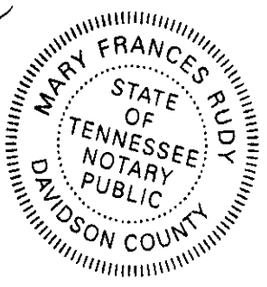
Timothy Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of September, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



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