Karen Johnson Davidson County
Batch# 492924 DEEDWARR
10/09/2020 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,783.40
20201009-0117620

WARRANTY DEED

EMILY MORGAN DUDLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

J-SB-TRA-20-301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF OCTOBER, 2020.

Emily Dudley
Notary Public

MY COMMISSION EXPIRES: _____
(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)
Norma Calway-Fagen	North Pointe Bank	
(NAME)	(NAME)	128-02-0-017.00
301 Forrest Valley Drive	3333 Deposit Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Grand Rapids, MI 49546	
(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 **NORMA CALWAY-FAGEN, UNMARRIED,** 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. 22 on the Plan of Thousand Oaks Estates of record in Plat Book 3700, Page (s) 82 and 83, 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 fronts 118.28 feet on the South side of Forrest Valley Drive and runs back 397.80 feet on the West line and 156.43 feet on the East line to a dead line in the rear on which it measures 307.79 feet.

Being the same property conveyed to PHC Partnership by Warranty deed from West Nashville Living LLC, a Tennessee limited liability company of record in Instrument No. 20200226-0021459 Register's Office for Davidson County, Tennessee, dated February 24, 2020 and recorded on February 26, 2020.

Being the same property conveyed to Revision Homes, LLC, a Tennessee limited liability company by Warranty deed from PHC Partnership, a Tennessee general partnership of record in Instrument No. 20200226-0021460 Register's Office for Davidson County, Tennessee, dated February 24, 2020 and recorded on February 26, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 3700, Page 82 , Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4056, Page 371 and amended in Book 4072 Page 318, 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.
- Grant of Easement of record in Instrument Number 20190815-0081666; Instrument Number 20190531-0051817 and Instrument Number 20070312-0030285, Register's Office for Davidson County, Tennessee.
- Subject to terms and provisions of said ground lease agreement of record in Deed Book 9874, Page 11 and amended by Instrument Number 20051208-0147651, Instrument Number 20120127-0007806 and Instrument Number 20190531-0051818, Register's Office for Davidson County, Tennessee.
- Subject to terms and provisions of said lease agreement of record in Instrument Number 20051208-0147650, Register's Office for Davidson County, Tennessee.
- Subject to terms and provisions of said lease agreement of record in Book 11520, Page 488 as amended by Book 11520, Page 506 and Instrument Number 20081201-0116481, Register's Office for Davidson County, Tennessee.
- Affidavit concerning Real Estate Brokers containing easements of record in Instrument Number

20190815-0081668, Register's Office for Davidson County, Tennessee.
- Agreement for dedication of public Right-of-Way of record in Instrument Number 20200107-0002012, 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: **301 Forrest Valley Drive, Nashville, Tennessee 37209**.

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 6 DAY OF OCTOBER, 2020.

Revision Homes, LLC, a Tennessee limited liability company

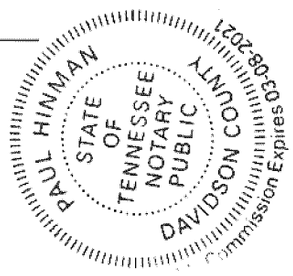
BY:_____
John Gleaves
Authorized Agent

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, A TENNESSEE LIMITED LIABILITY COMPANY 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 6th of October, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022