WARRANTY DEED

Karen Johnson Davidson County
Batch# 501670 DEEDWARR
10/26/2020 01:39:57 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20201026-0123936

A-OT-20-4301-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7-09-2024

THIS INSTRUMENT WAS PREPARED BY
Ruley 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 **Revision Homes, LLC**	**New Owner**	
(NAME) **PO Box 1828**	(NAME)	**069-02-0-014.00**
(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, **OFFER TENNESSEE, 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 **HOME NETWORK PARTNERS INC, A TENNESSEE CORPORATION AND REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 67 on the plan of Enchanted Hills, Section One, as of record in Book 3300, page 96, in the Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Hydesdale Lane, being the common front corner of Lots No. 67 and 68, thence northerly 190.07 feet to a. concrete monument being the common rear corner of Lots No. 66 and 67; thence easterly 196.4 feet to a point in the westerly margin of Setters Road; thence southerly with the margin in Setters Road 139.44 feet to a concrete monument being a point in a curve, thence around said curve 37.38 feet to a concrete monument on the northerly margin of Hydesdale Lane, thence with the margin of said Lane 151 feet to the point of beginning.

Being the same property conveyed to Offer Tennessee, LLC, A Tennessee Limited Liability Company by Executor's deed from Estate of Margarette G. Green of record in Instrument Number 20201026-0123932, Register's Office for Davidson County, TN.

This conveyance is subject to:
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 96, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and Storm Drainage Easement of record in Book 5212, Page 95, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3467, Page 224, 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: **4301 Setters Road, 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.

Witness my/our hand(s) this the 20 DAY OF OCTOBER, 2020.

Offer Tennessee, LLC

BY: _____

Dylan Williams

Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DYLAN WILLIAMS, 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 Member of OFFER TENNESSEE, LLC the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of October, 2020.

_____

Notary Public

My Commission Expires: _____

(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP RES 11-8-2021

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