WARRANTY DEED

Karen Johnson Davidson County
Batch# 622888 DEEDWARR
04/27/2021 10:00:32 AM 2 pgs
Fees: $13.00 Taxes: $695.60

20210427-0055753

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(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)
Revision Homes, LLC and Home Network Partners, Inc.	**New Owner**	
(NAME)	(NAME)	**119-2-43.00**
204 Garwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **ISIL Y. SMITH, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REVISION HOMES, LLC., A TENNESSEE LIMITED LIABILITY COMPANY AND HOME NETWORK PARTNERS, INC., A TENNESSEE CORPORATION** 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. 12 on the Plan of Cunningham Heights, as of record in Book 2331, Page 76, Register's Office for said County.

Said Lot No. 12 fronts 70 feet on the north side of Garwood Drive and runs back between lines, 169.37 feet on the west line and 177.48 feet on the east line to a dead line in the rear on which is measures 69.73 feet.

Being the same property conveyed to Isil Y. Smith, a married woman, by Quitclaim Deed from Eric M. Smith and wife, Isil Y. Smith, and Michael Leimbach, a married man, recorded February 22, 2021 in Instrument No. 20210222-0020751, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor, has it ever been the principle residence of the Grantor(s) and/or the Grantor's spouse.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 76, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 2480, Page 455, Register's office for Davidson County, TN.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **204 Garwood Drive, Nashville, Tennessee 37210**.

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 21 DAY OF APRIL, 2021.

Isil Y. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ISIL Y. SMITH, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of April, 2021.

Notary Public
My Commission Expires: 07-19-21
(SEAL)



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