WARRANTY DEED

Karen Johnson Davidson County
Batch# 709928 DEEDWARR
09/03/2021 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20210903-0119003

J-RA-21-204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st ~~25th~~ DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-18-22
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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)
Christian Labenberg	Same	
(NAME)	(NAME)	
204 Garwood Dr		**119-02-0-043.00**
(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, **REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND HOME NETWORK PARTNERS, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTIAN LABENBERG, AN UNMARRIED MAN,** 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 of record in Plat Book 2331, Page 76, in the 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 Revision Homes, LLC, a Tennessee Limited Liability Company and Home Network Partners, Inc., a Tennessee Corporation by Warranty deed from Isil Y. Smith, a married woman of record in Instrument No. 20210427-0055753 Register's Office for Davidson County, Tennessee, dated April 21, 2021 and recorded on April 27, 2021.

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 Plat Book 2331, Page 76, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2480, Page 455, 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: **204 Garwood Dr, 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 25th DAY OF AUGUST, 2021.

Revision Homes, LLC, a Tennessee Limited Liability Company

BY:_____
John Gleaves
Authorized Agent

Home Network Partners, Inc., a Tennessee Corporation

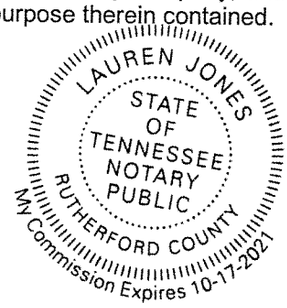
BY:_____
John Gleaves
Authorized Agent

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 25th of August, 2021.

_____
Notary Public
My Commission Expires: 10.17.21
(SEAL)

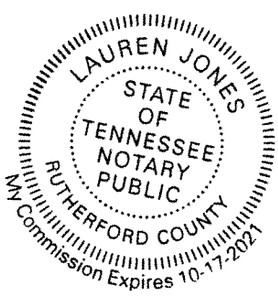


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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., A TENNESSEE CORPORATION, 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 25th of August, 2021.

_____
Notary Public
My Commission Expires: 10.17.21
(SEAL)



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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 31, 2021.

J. Carlton Drumwright

August 31, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 31, 2021.

Notary

My Commission Expires: 12/18/22

