(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 792601 DEEDWARR
01/19/2022 10:43:21 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20220119-0007221

BS-TWG-21-4822

TISHA C. FIELDING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-23-23

(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)
Scott Steven Denton and Jenna Kate Tranter	FIRSTBANK	
(NAME)	(NAME)	**147-04-0-012.00**
4822 Hopedale Drive	722 COLUMBIA AVENUE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	FRANKLIN TN 37064	
(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 **SCOTT STEVEN DENTON AND JENNA KATE TRANTER,** 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. 51 on the plan of Beverly Heights, Section Two, as of record in Book 2331, page 42, Register's Office for said County.

Said lot No. 51 fronts 70 feet on the Easterly side of Hopedale Drive and extends back between lines 203.2 feet on the Northerly line and 199.7 feet on the Southerly line to a dead line in the rear measuring 69.4 feet thereon.

Being the same property conveyed to John F. Barnes and wife, Elsie Myrtle Barnes by Warranty deed from Southern Development Company, a Tennessee Corporation of record in Book 2600, page 65, Register's Office for Davidson County, Tennessee, dated November 01, 1956 and recorded on November 07, 1956.Probate on John F. Barnes, Recorded in April 25, 1983.

The said John F. Barnes having since died on April 25, 1983, leaving Elsie Myrtle Barnes as the surviving tenant by the entirety.

The said Elsie Myrtle Barnes having since died on May 07, 2007, Affidavit of Heirship recorded in Instrument No. 20211011-0136409 and Instrument No. 20211011-0136410.

The said John Franklin Barnes, Jr., having since died on April 30, 2021, Affidavit of Heirship recorded in Instrument No. 20211011-0136411 and Instrument No. 20211011-0136412.

Being the same property conveyed to Revision Homes LLC, a Tennessee Limited Liability Company by Warranty deed from Estate of Elsie Myrtle Barnes and William Richard Barnes, married and Donald Ray Barnes, married and Estate of John Franklin Barnes Jr., of record in Instrument No. 20211011-0136413 Register's Office for Davidson County, Tennessee, dated October 01, 2021 and recorded on October 11, 2021.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 42, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2440, Page 199, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement of record in Book 6249, Page 413, 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: **4822 Hopedale Drive, Nashville, Tennessee 37211**.

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 14 DAY OF JANUARY, 2022.

Revision Homes LLC, a Tennessee Limited Liability Company

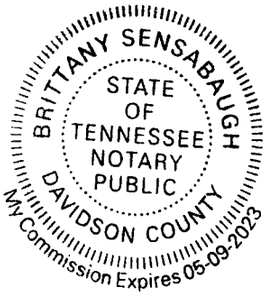
BY:_____
John Gleaves
Authorized Agent

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 14th of January, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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