WARRANTY DEED

KENDON J. SALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

J-DTN-22-315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(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)
Emily Morgan Swartz and Andrew Swartz Ian McCollum	New Owners	
(NAME) **315 Nix Drive**	(NAME)	**043 06 0 009.00**
(ADDRESS) **Madison, TN 37115**	(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, **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 **EMILY MORGAN SWARTZ, AN UNMARRIED WOMAN, AND IAN MCCOLLUM, AN UNMARRIED MAN, AND ANDREW SWARTZ, A MARRIED MAN, AS JOINT TENANTS,** 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 the Northerly 60 feet of Lot No. 43 on the unrecorded Plan of Tract No. 14 Anderson Estates, which survey of Anderson Tract is of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and described according to a survey made by Harvey Gee, as Follows:

Beginning at a Point in the West margin of Nix Drive, at the corner of Lots 43 and 44; thence with the line between said lots, Westerly 175 feet to the East line of Lot 53, thence with the line between Lots 43 and 53, Southerly 60 feet to a point; thence Easterly 175 feet to the West margin of Nix Drive; thence with the margin of the same, Northerly 60 feet to the point of beginning.

Being the same property conveyed to Revision Homes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from MP Home Solutions Pro, Inc. and Discover TN Home Offers, LLC, of record in Instrument No. 20210301-0025563, in the Register's Office of Davidson County, Tennessee, dated January 28, 2021 and recorded on March 01, 2021.

Being the same property conveyed to MP Home Solutions Pro, Inc. and Discover TN Home Offers, LLC, by Warranty Deed from Bobby J. Smith, unmarried, of record in Instrument No. 20200317-0029632, in the Register's Office of Davidson County, Tennessee, dated March 13, 2020 and recorded on March 17, 2020.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Survey of Anderson Tract, as recorded in Plat Book 1130, Page(s) 37.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **315 Nix Drive, Madison, Tennessee 37115**.

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.

Karen Johnson Davidson County
Batch# 820346 DEEDWARR
03/11/2022 11:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,442.63
20220311-0028707

Witness my/our hand(s) this the 23rd DAY OF FEBRUARY, 2022.

Revision Homes, LLC

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 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.

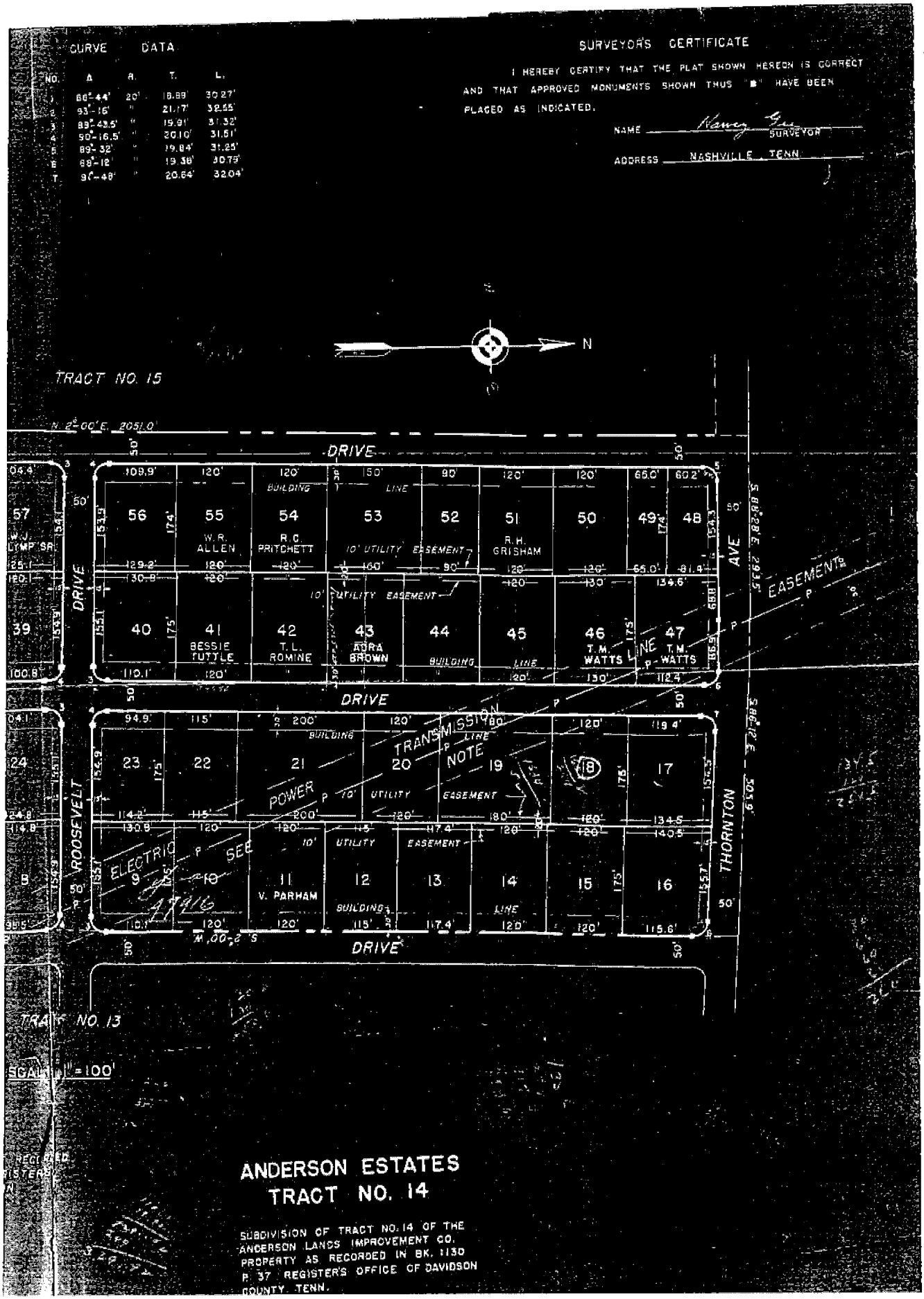
Witness my hand and official seal, this the 23rd of February, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KYLE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

Exhibit A


CURVE DATA
NO. Δ R. T. L.
1 66°-44' 20' 18.89' 30.27'
2 93°-15' " 21.17' 32.55'
3 83°-43.5' " 19.91' 31.32'
4 90°-16.5' " 20.10' 31.51'
5 89°-32' " 19.84' 31.25'
6 69°-12' " 19.38' 30.79'
7 90°-48' " 20.64' 32.04'
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT AND THAT APPROVED MONUMENTS SHOWN THUS "B" HAVE BEEN PLACED AS INDICATED.
NAME Nancy Gee SURVEYOR
ADDRESS NASHVILLE, TENN.
N
TRACT NO. 15
N. 2°-00' E. 2051.0'
DRIVE
BUILDING LINE
10' UTILITY EASEMENT
57 56 55 W.R. ALLEN 54 R.C. PRITCHETT 53 52 51 R.H. GRISHAM 50 49 48
39 40 41 BESSIE TUTTLE 42 T.L. ROMINE 43 ADRA BROWN 44 45 46 T.M. WATTS 47 T.M. WATTS
AVE
EASEMENT
24 23 22 21 20 19 18 17
TRANSMISSION LINE
NOTE
POWER
70' UTILITY EASEMENT
ELECTRIC
SEE
9 10 11 V. PARHAM 12 13 14 15 16
B
ROOSEVELT
THORNTON
S 88°-28' E 2335'
S 88°-28' E 2019'
TRACT NO. 13
SCALE 1" = 100'
ANDERSON ESTATES
TRACT NO. 14
SUBDIVISION OF TRACT NO. 14 OF THE ANDERSON LANDS IMPROVEMENT CO. PROPERTY AS RECORDED IN BK. 1130 P. 37 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, **Doné Oglesby**, 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 **February 23, 3033**.

Date

Affiant Signature

03/04/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **4th** day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY