Bill Garrett Davidson County
Batch# 28932 DEEDWARR
11/22/2017 08:41:54 AM 3 pgs
Fees: $18.00 Taxes: $527.25

20171122-0119775

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
615-776-7461

#1525

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
1 Public Homes LLC Series 2	(NEW OWNER)	Map 136-14-0-
7051 Highway 70 South #315		Parcel 150.00
Nashville, TN 37221		
This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Brad Smotherman,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **1 Public Homes LLC Series 2, a Tennessee limited liability company,** (The Grantee"), its successors and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of REVISED Castlegate, Section 2-A, of record in Plat Book 5200, page 10, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brad Smotherman by warranty deed from William J. Ratliff, unmarried of record in Instrument No. 20171116-0117631said, Register's Office.

This is the same legal used in previous deed of record.

This is not the personal, primary or marital residence of Grantor, his spouse and/or any dependents.

This conveyance is subject to the following:

1. **2018 Taxes, a lien now yet due and payable and assumed by Grantee.**
2. **All matters appearing on the Plan of record in Plat Book 5200, page 10, said Register's Office.**

This is IMPROVED property commonly known as **612 Butler Circle, Nashville, TN 37217**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $142,500.00.

Affiant

Subscribed and sworn to before me this 17th day of November 2017.

Notary public:
My commission expires: 2-25-19

MICHAEL K. HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of November 2017.

BRAD SMOTHERMAN

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRAD SMOTHERMAN** whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 17th day of November 2017.

Notary Public
My Commission Expires: 11/21/2018

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $142,500.00.

Affiant

Subscribed and sworn to before me this 17th day of November 2017.

Notary public:
My commission expires:

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of November 2017.

BRAD SMOTHERMAN

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRAD SMOTHERMAN** whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 17th day of November 2017.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY