This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Bill Garrett Davidson County
Batch# 43000 DEEDWARR
12/29/2017 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20171229-0132512

ADDRESS NEW OWNER:
Brianne C. O'neill
705 Carmel Ave
Madison, Tennessee 37115

SEND TAX BILL TO:
Owner

MORTGAGEE
Mortgage Investors Group
8320 East Walker Springs Lane Ste 200
Knoxville TN 37923

MAP 052
GROUP 02 0
PARCEL 071.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **1 Public Homes, LLC, a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Brianne Oneill, an unmarried woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING THE EASTERLY 30 FEET OF LOT NO. 33 AND WESTERLY 30 FEET OF LOT NO. 32, BLOCK "D" ON THE REVISED MAP OF RAINBOW TERRACE SUBDIVISION, AS OF RECORD IN BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 60 FEET ON THE NORTHERLY SIDE OF CARMEL AVENUE AND RUN BACK BETWEEN PARALLEL LINES 145 FEET TO A DEAD LINE.

Being the same property conveyed to Eric Sox, a married man and George Brandt, a married man, One Half Undivided Interest Each by deed from Rubin Lublin TN PLLC, of record in Instrument No. 20170512-0047194, Register's Office for said County.

Being the same property conveyed to 1 Public Homes, LLC, a Tennessee Limited Liability Company by deed from Eric Sox, a married man and George Brandt, a married man, One Half Undivided Interest Each, of record in Instrument No 20171227-0131024, Register's Office for said County, dated December 27, 2017, and Recorded on December 22, 2017

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 1130, page 85, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 705 Carmel Ave, 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 Brianne Oneill, an unmarried woman, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE, her 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 our hands this the 28th day of December, 2017.

1 Public Homes, LLC, a Tennessee Limited Liability Company

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **1 Public Homes, LLC, a Tennessee Limited Liability Company,** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 28th day of December, 2017.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of December, 2017.

NOTARY PUBLIC
My Commission Expires: 10/29/21

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY