File No.

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 43475 DEEDQC
01/02/2018 01:53:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180102-0000442

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-25-19

(AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Eric Sox
7051 Highway 70 south - 315
Nashville Tn 37221

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1 Public Homes LLC	1 Public Homes LLC	051 14 0 021.00
(NAME) 7051 Highway 70 South - 315	(NAME) 7051 Highway 70 South - 315	
(ADDRESS) Nashville TN 37221	(ADDRESS) Nashville TN 37221	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

George Brandt and Eric Sox ½ Undivided Interest Each

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

1 Public Homes LLC, A Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A 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. 202 OF GRA-MAR ACRES, SECTION 7, OF RECORD IN BOOK 2331, PAGE 00, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO 202 FRONTS 88 FEET AT THE NORTH SIDE OF LEMONT DRIVE AND RUNS BACK 224.11 FEET ON THE EAST LINE AND 260.3 FEET ON THE WEST LINE IN A DEAD LINE IN THE REAR, MEASURING 126 FEET, THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN H. MCCLANAHAN (DECEASED) AND WIFE LOUISE S. MCCLANAHAN, BY DEED OF RECORD, FROM CHARLES D. WILLIS AND WIFE, JOSEPHINE A. WILLIS, DATED 02/09/63, AND RECORDED 02/09/1963, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, STATE OF TENNESSEE, IN DEED BOOK 3506, PAGE 340.

Being the same property conveyed to George Brandt and Eric Sox ½ Undivided Interest Each by Substitute Trustee's Deed from J. Phillip Jones of record in Instrument number 201710100103928, Register's Office for said County.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

☐

This is improved x ☐ property, known as 703 Lemont Dr, Nashville TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 29 day of December, 2017.

George Brandt

Eric Sox

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 George Brandt and Eric Sox the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29 day of December, 2017.

Commission expires: 2.25.19

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.