(1) Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Bill Garrett Davidson County
Batch# 44641 DEEDWARR
01/05/2018 08:25:49 AM 2 pgs
Fees: $13.00 Taxes: $1,109.98

20180105-0001536

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

ADDRESS NEW OWNER:
Hope Strickland
3421 McGavock Pike
Nashville, Tennessee 37217

SEND TAX BILL TO:
Owner

MORTGAGEE
Legacy Mutual Mortgage
3503 Pawsanos Parkway
San Antonio, TX 78231

MAP 120
GROUP 09 0
PARCEL 127.00

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 **Hope Strickland and Gerald L. Strickland, II, a married couple**, 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 a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 46 on the Plan of Seven Oaks, Section 3, as of record in Book 2083, page 78, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

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 20171227-0131025, Register's Office for said County, dated December 22, 2017, and Recorded on December 27, 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 2083, page 78, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 3421 McGavock Pike, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hope Strickland and Gerald L. Strickland, II, a married couple, 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 29th day of December, 2017.

1 Public Homes, LLC, a Tennessee Limited Liability Company

E. Sox

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 29th 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 $299,994.00.

Coleen Newcomb

AFFIANT

Subscribed and sworn to before me on this 29th day of December, 2017.

NOTARY PUBLIC
My Commission Expires: _____

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021