Bill Garrett Davidson County
Batch# 44849 DEEDWARR
01/05/2018 12:32:33 PM 2 pgs
Fees: $13.00 Taxes: $638.25
20180105-0001803

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

ADDRESS NEW OWNER:
Rhythm Homes and Development, LLC
6551 Pernod Avenue
St. Louis, MO 63139

SEND TAX BILL TO:
6551 Pernod Avenue
St. Louis, MO 63139

MORTGAGEE
Same
,

MAP 071
GROUP 01 0
PARCEL 048.00

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 **Rhythm Homes & Development, LLC**, a Tennessee limited liability company hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots No 20, 21, and 22, on the plan of an unrecorded subdivision located on the Whites Creek Pike, Davidson County, Tennessee, said lots fronting 50 feet each on Yokley Drive, a 50-foot roadway, and running northwardly between parallel lines 150 feet to a dead line, the southeast corner of Lot No 20 being a stake in the north margin of Yokley Drive, said point being 128 feet west of the intersection of Yokley Drive with Old Matthews Road (Natchez Trail), a county road, and continuing thence north 82 deg. West along the northerly margin of Yokley Drive, 150 feet to a stake, the southwest corner of Lot No. 22, thence North 6 deg. 25 minutes West along the line of Lot No. 22, 150 feet to a dead line, thence South 82 deg. East, 150 feet to a stake, the Northeast corner of Lot No. 20, thence South 6 deg. 25 minutes East, 150 feet to the point of beginning.

Being the same property conveyed to 1 Public Homes LLC, A Tennessee Limited Liability Company by deed from George Brandt and Eric Sox ½ Undivided Interest Each, of record in Instrument No 20180102-0000438, Register's Office for said County, dated December 26, 2017, and Recorded on January 2, 2018

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 511 Yokley Rd, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rhythm Homes & Development, LLC, its successors 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, its successors 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 4th day of January, 2018.

1 Public Homes, LLC

Member

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, Member** 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**, the within named bargainor, a Tennessee limited liability company, and that he as such authorized member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee limited liability company as such authorized member.

WITNESS my hand and official seal at office this 4th day of January, 2018.

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 $172,500.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of January, 2018.

NOTARY PUBLIC
My Commission Expires: _____

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019