Bill Garrett Davidson County
Batch# 46680 DEEDWARR
01/10/2018 02:48:36 PM 2 pgs
Fees: $13.00 Taxes: $599.40
20180110-0003457

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

ADDRESS NEW OWNER:
Monica Zarate Cabello
3710 Colonial Heritage Drive
Nashville, Tennessee 37217

SEND TAX BILL TO:
Owner

MORTGAGEE
SWBC
9311 San Pedro, Suite 100
San Antonio, TX 78216

MAP 136
GROUP 03 0C
PARCEL 082.00

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 **Monica Zarate Cabello, a single 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:

Land in Davidson County, Tennessee, being Unit No. 32, or Lot No. 16, of Heritage Village of Priest Lake Park Condominiums, Section 2, a Horizontal Property Regime, created under Title 66, Section 27-101, at seq. as amended, Tennessee code Annotated, and as established by a Master Deed, of record in Book 5097, Page 855, as amended in Book 5192, Page 243, Book 5292, Page 747, Book 5292, Page 749, and Book 5459, Page 679, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of Heritage Village of Priest Lake Park Condominiums, as of record in Book 5200, Page 106, and Book 5459, Page 679, said Register's Office, for a more complete identification and description of such unit.

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 20180102-0000437, Register's Office for said County, dated December 29, 2017, and Recorded on January 2, 2018

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 5200, page 106, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 3710 Colonial Heritage Drive, 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 Monica Zarate Cabello, a single 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 5th day of January, 2018.

1 Public Homes LLC, a Tennessee Limited Liability Company

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 **Eric Sox, 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 5th 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 $162,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of January, 2018.

NOTARY PUBLIC
My Commission Expires: 5-26-19

CHERYL MCQUAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON