Bill Garrett Davidson County
Batch# 48939 DEEDWARR
01/18/2018 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20180118-0005399

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

ADDRESS NEW OWNER:
Sancha Rai
173 Sheila Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Movement Mortgage, LLC
8034 Calvin Hall Road
Indian Land, SC 29707

MORTGAGEE

MAP 162
GROUP 02 0
PARCEL 240.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", 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 **SANCHA RAI AND DIK RAI, HUSBAND AND WIFE**, hereinafter called the "GRANTEES", their 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 Lot # 282, on the Plan of Colewood Acres, Section Four, of record in Plat Book 4175, Page 144, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to 1 Public Homes LLC, A Tennessee Limited Liability Company by deed from Eric Sox and George Brandt, ½ undivided interest each, of record in Instrument No 20180102-0000440, 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 4175, page 144, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 173 Sheila Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SANCHA RAI AND DIK RAI, HUSBAND AND WIFE, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES 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 GRANTEES, their 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 17th 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 17th 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~~ Williamson)

The actual value or consideration, whichever is greater, for this transfer is $285,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of January, 2018.

NOTARY PUBLIC
My Commission Expires: 11/08/2021

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County
My Commission Expires 11/08/2021

True Copy Certification

I, Penny Y. Ray, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

