WARRANTY DEED

Bill Garrett Davidson County
Batch# 57666 **DEEDWARR**
02/12/2018 11:31:50 AM 2 pgs
Fees: $13.00 Taxes: $377.40

20180212-0013799

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$102,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|9th DAY OF February,2018
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)
Exp 2/25/19

MICHAEL K. HARRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 043
Eric Sox	7051 Hwy 70 South # 315	GROUP 09 0
215 Dupont Avenue	Nashville, TN 37221	PARCEL 179.00
Madison, Tennessee 37115		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Shelly Rollins, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

1 Public Homes, LLC., a Tennessee Limited Liability Company

Hereinafter called the grantees, their heirs and assigns, 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. 18 IN BLOCK "C" ON THE PLAN OF WOODLAWN ESTATES, OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 18 FRONTS 50 FEET ON THE NORTHERLY SIDE OF DUPONT AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE AND MEASURES 50 FEET THEREON.

Being the same property conveyed to Shelly Rollins by Deed from Shaun Donovan, The Secretary of Housing and Urban Development, dated April 4, 2012, and recorded on April 10, 2012, of record in Instrument No. 20120410-0030491, said Register's Office in and for Davidson County, Tennessee.

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 **215 Dupont Avenue, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 my hand and official seal at office this 9th day of February, 2018.

Shelly Rollins

Shelly Rollins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Shelly Rollins, a single woman, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

MICHAEL K. HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027