ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
1 Public Homes, LLC-Series 1 7051 Hwy 70 South Nashville, TN 37221	New Owner	07111018200
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		15548 #26b

SPECIAL WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Metropolitan Development and Housing Agency (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto 1 Public Homes, LLC-Series 1, a Tennessee limited liability company (Grantee) land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being the east half of Lot Number 17 in the Plan of Trinity Heights, as recorded in Plan Book 161, page 38, in the Register's Office of said County, which east half of said Lot Number 17 fronts 50 feet on Pullen Avenue, on the south side of said Avenue, and runs back south between parallel lines to an alley.

Being the same property conveyed to Metropolitan Development and Housing Agency, as to a fee interest and Lillian Jetton, life estate interest, by Quitclaim Deed from Metropolitan Development and Housing Agency of record in Instrument Number 20030306-0029954, said Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Metropolitan Development and Housing Agency by Warranty Deed from B. B. Doubleday, Jr. of record in Book 10363, page 702, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2017 for Davidson County, Tennessee. Which Grantee assumes and shall pay without proration or right of reimbursement.
2. All matters shown on the Plat of record in Plan Book 161, page 38, Register's Office for Davidson County, Tennessee.
3. Deed of Trust recorded in Instrument Number 20070615-0071776 was not executed and acknowledged by fee owner Metropolitan Development and Housing Agency. Deed of Trust was only executed by Lillian Jetton, as to her life estate. Deed of Trust was foreclosed on by Substitute Trustee's Deed 20170830-0089032.
4. Any exceptions deem appropriate regarding Delinquent Tax Sale Decree recorded in Book 4801, page 853, said Register's Office for Davidson County, Tennessee.
5. All easements, restrictions and other matters of record.

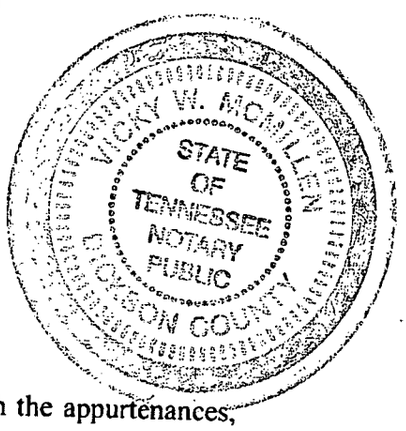
This is improved property commonly known as 336 Pullen Avenue, Nashville, Davidson County, Tennessee 37221.

Bill Garrett Davidson County
Batch# 60433 **DEEDWARRSP**
02/20/2018 02:51:32 PM 3 pgs
Fees: $18.00 Taxes: $788.10
20180220-0016091

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $213,000.00.
(
(
(Subscribed and sworn to before me
(this 8th day of ~~January~~ February, 2018.
(
(My Commission Expires: 1-6-19

Affiant

Notary Public



TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land and has a good right to convey it.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns as against all persons claiming by, through or under Grantor, but no further or otherwise.

Witness my hand this 7th day of ~~January~~ February, 2018.

METROPOLITAN DEVELOPMENT AND
HOUSING AGENCY

BY: James E. Harbison
James E. Harbison, Executive Director

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared James E. Harbison with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath acknowledged himself to be the Executive Director of Metropolitan Development and Housing Agency, the within named bargainor, and that he as such Executive Director executed the foregoing instrument for the purpose therein contained by signing the name of Metropolitan Development and Housing Agency by the said James E. Harbison as Executive Director.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of ~~January~~ February, 2018.

V. Jean Merrell
Notary Public

My commission expires: 9-7-2021

VIRGINIA JEAN MERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021