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

Bill Garrett Davidson County
Batch# 67887 DEEDWARR
03/12/2018 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $448.62
20180312-0023252

ADDRESS NEW OWNER:
Wanda Williams
1804 Brook Valley Place
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Owner/Same

MORTGAGEE
N/A

MAP 043
GROUP 02 0
PARCEL 019.00

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 **Wanda Williams**, 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:

Tract No. I:
Land in Davidson County, Tennessee, being a part of Lot No. 7 on the Map showing Subdivision of Lots 27 and part of Lot 29 in the Dixie Pure Food Company's Subdivision, as of record in Book 843, Page 52, Register's Office for Davidson County, Tennessee and more particularly described according to a survey by Harvey Gee, Surveyor, dated November 2, 1951, as follow:

BEGINNING at a point on the southerly margin of Snow Avenue (Commerce Street), said point being 164.8 feet east of the dividing line between Lots No. 6 and 7 of said Subdivision; thence in an easterly direction along the margin of Snow Avenue 116.5 feet to a point; thence continuing around a curve in an easterly and southerly direction 143.7 feet to a point; thence continuing in a southerly direction along the margin of Snow Avenue (Knox Street) 30.6 feet to a point; thence South 82 degrees 49 minutes West 208.2 feet to a point; thence North 15 degrees 02 minutes West 110 feet to the southerly margin of Snow Avenue, the point of beginning.

Tract No. II:
Land in Davidson County, Tennessee, being a part of Lot No. 7 on the Map showing Subdivision of Lots 27 and part of Lot 29 in the Dixie Pure Food Company's Subdivision, as of record in Book 843, Page 52, Register's Office for Davidson County, Tennessee and more particularly described as follows: Beginning at an iron pin, said pin being N 16 deg. 40' West 145 feet along the west margin of Snow Avenue, formerly Knox Street; from the common corner of Lots 7 and 8 of said Subdivision; thence South 82 deg. 12'; West 208.4 feet to an iron pin; thence North 15 deg. 09' West 10.3 feet to an iron pin; thence North 82 deg. 49' East 208.2 feet to an iron pin; thence South 16 deg. 40' East 8.4 feet to an iron pin; thence N. 16 deg. 40' West 145 feet along west margin of Snow Avenue to the point of beginning.

Being the same property conveyed to 1 Pubic Homes LLC by deed from Rubin Lublin TN PLLC, of record in Instrument No 20171221-0130019, Register's Office for said County, dated December 1, 2017, and Recorded on December 21, 2017.

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 1117 Snow 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 Wanda Williams, 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 March, 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 March, 2018.

NOTARY PUBLIC

My Commission Expires: 2-25-19

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 $121,250.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 8/5/18

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-3-2021