Bill Garrett
Batch# 80971
04/16/2018 09:50:46 AM
Fees: $13.00 Taxes: $888.00
Davidson County
DEEDWARR
2 pgs
20180416-0035370

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

ADDRESS NEW OWNER:
Emily F. Siner
2018 Jones Circle
Nashville, Tennessee 37207

SEND TAX BILL TO:
Owner

MORTGAGEE
_____
_____
_____, __ _____

MAP 071
GROUP 08 0
PARCEL 116.00

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 **Emily F. Siner, an unmarried 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:

SITUATED in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

BEING Lot No. 184 on the Map of Joywood Heights, Section 1, as of record in Book 1130, Page 91, Register's Office for said County, described as follows: Beginning at the westerly margin of Jones Circle, at the corner of Lots Nos. 183 and 184; thence with the line between said two lots; south westwardly 242.8 feet to the westerly line of said subdivision; thence with same; southwardly 59.5 feet to the northerly margin of an unnamed street; thence with same, eastwardly 25 feet to the northwest corner of Lot No. 210; thence with the northerly line of Lots Nos. 210 and 185, north westwardly 231 feet to the westerly margin of Jones Circle; thence with same, northwardly 60 feet to the beginning.

Being the same property conveyed to 1 Public Homes LLC by deed from Wilson & Associates PLLC, of record in Instrument No 20180118-0005285, Register's Office for said County, dated January 9, 2018, and Recorded on January 18, 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 1130, page 91, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2018 Jones Circle, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Emily F. Siner, an unmarried 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 12th day of April, 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,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **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 12th day of April, 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 $240,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of April, 2018.

NOTARY PUBLIC
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215