(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

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

ADDRESS NEW OWNER:
Eduardo Cervantes Gonzolez
7344 Campton Road
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE

MAP 181
GROUP 01 0B
PARCEL 002.00

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 **Eduardo Cervantes Gonzalez and Elvira Lepez Sanchez, 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(s) 2, as shown on the map entitled Sugar Valley, a Planned Unit Development, Section One Addition, "Cluster Lot Subdivision", of record as Instrument No. 20030708-0093537, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed and accurate legal description.

Being the same property conveyed to 1 Public Homes LLC by deed from George Brandt, of record in Instrument No 20180108-0002173, Register's Office for said County, dated January 5, 2018, and Recorded on January 8, 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 Instrument No. 20030708-0093537,, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 7344 Campton Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Eduardo Cervantes Gonzalez and Elvira Lepez Sanchez, 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.

Bill Garrett Davidson County
Batch# 89063 **DEEDWARR**
05/07/2018 09:11:38 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20180507-0043209

WITNESS our hands this the 3rd day of May, 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 3rd day of May, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of May, 2018.

NOTARY PUBLIC
My Commission Expires: 1-30-22

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022