MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

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

Bill Garrett Davidson County
Batch# 90817 **DEEDWARR**
05/10/2018 01:29:53 PM 2 pgs
Fees: $13.00 Taxes: $864.84

20180510-0044961

ADDRESS NEW OWNER:
James Todd
3040 Kings Lane
Nashville, Tennessee 37218

SEND TAX BILL TO:
Owner

MORTGAGEE
See New Owner
_____
_____, __ _____

MAP 059
GROUP 09 0
PARCEL 017.00

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 **James Todd, an unmarried man**, hereinafter called the "GRANTEE", his 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 No. 41, on the Plan of Haynes Estate, Section 1, as of record in Book 3700, Page 127, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to 1 Public Homes LLC by deed from George Brandt and Eric Sox, of record in Instrument No 20180102-0000443, Register's Office for said County, dated December 29, 2017, and Recorded on January 2, 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 3700, page 127, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 3040 Kings Lane, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Todd, an unmarried man, his 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, his 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 9th 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 9th day of May, 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 $233,740.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of May, 2018.

NOTARY PUBLIC
My Commission Expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Closing Company
Magnolia Title & Escrow
1104 Fatherland St.
Nashville, TN 37206