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

Bill Garrett Davidson County
Batch# 93341 DEEDWARR
05/17/2018 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $860.25
20180517-0047130

ADDRESS NEW OWNER:
John Sasser Netherton
600 Monticello Ct
Madison, Tennessee 37115

SEND TAX BILL TO:
Owner

MORTGAGEE
Synovus Bank
3770 Hillsboro Road
Nashville, TN 37215

MAP 034
GROUP 13 0
PARCEL 288.00

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 **John Sasser Netherton and Bridget Wilkinson Netherton, 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:

BEING Lot No. 208 on the Plan of Phase 2-B Cedar Bluff, of record in Plat Book 9700, Pages 509 and Revised in Plat Book 9700, page 663, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee Limited Liability Company by deed from Arcentae J. Broome, a married man, of record in Instrument No 20180207-0012429, Register's Office for said County, dated February 6, 2018, and Recorded on February 7, 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 9700, page 509 and 663, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 600 Monticello Ct, 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 John Sasser Netherton and Bridget Wilkinson Netherton, 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.

WITNESS our hands this the 15th day of May, 2018.

1 Public Homes, LLC., 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., 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 15th day of May, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $232,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of May, 2018.

NOTARY PUBLIC
My Commission Expires: 5/30/21

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Alyssa Rayne, 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 Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

