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

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

ADDRESS NEW OWNER:
Cecil J. Barber, Jr.
4017 Sweetberry Drive
Nashville, Tennessee 37211

MORTGAGEE
_____
_____
_____, __ _____

Bill Garrett Davidson County
Batch# 94034 **DEEDWARR**
05/18/2018 09:14:18 AM 2 pgs
Fees: $13.00 Taxes: $1,389.54
20180518-0047634

SEND TAX BILL TO:
Owner

MAP 181
GROUP 01 0B
PARCEL 222.00

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 **Cecil James Barber Jr. and Michelle Barber 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 NO. 88 ON THE PLAN OF PHASE FOUR, ADDITION TO SUGAR VALLEY, AN RS 10 CLUSTER LOT SUBDIVISION, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20070125-0010052 (erroneously shown in prior deed as 0070125-0010052) AND RE-RECORDED IN INSTRUMENT NO. 20070205-0014763, SAID REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to 1 Public Homes LLC by deed from Rubin Lublin TN PLLC, of record in Instrument No 20180220-0015626, Register's Office for said County, dated February 5, 2018, and Recorded on February 20, 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. 20070125-0010052 and Instrument No. 20070205-0014763 Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 4017 Sweetberry Drive, 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 Cecil James Barber Jr. and Michelle Barber 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 11th 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 11th 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 $375,550.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of May, 2018.

NOTARY PUBLIC
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021