Bill Garrett Davidson County
Batch# 94645 DEEDWARR
05/21/2018 10:19:48 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20180521-0048282

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

ADDRESS NEW OWNER:
Michael S. FullerJr.
12370 Carmel Country Road
San Diego, CA 92130

SEND TAX BILL TO:
Owner

MORTGAGEE
Same

MAP 034
GROUP 03 0B
PARCEL 503.00 CO

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 **Michael S. Fuller Jr., LLC, a California limited liability company**, hereinafter called the "GRANTEE", its successors 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 Unit Number 503, Building 5, Phase 3 of Churchill Crossing, A Horizontal Property Regime established by the Master Deed and BY-Laws of record in Book 7792, page 915, as amended in Book 7804, page 616 and Book 7845, page 540, Register's Office for Davidson County, Tennessee, the plat of which is of record in Plat Book 7900, page 25, said Register's Office, and by the Third Amendment to the Master Deed of Record in Book 10635, page 110, said Register's Office, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company by deed from Wilson & Associates PLLC dated March 5, 2018 and recorded in Instrument No. 20180312-0023230 said Register's Office.

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 503 Churchill Crossing, Unit 503, 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 Michael S. Fuller Jr., LLC, a California limited liability company, its successors 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, its successors 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 18th 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 18th 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 $135,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of May, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY