Bill Garrett Davidson County
Batch# 95613 DEEDWARR
05/22/2018 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20180522-0049154

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

ADDRESS NEW OWNER:
Kaitlin Marie Costello
703 Lemont Drive
Nashville, Tennessee 37216

SEND TAX BILL TO:
Owner

MORTGAGEE
Shelter Lending Services
P.O. Box 248120
Milwaukee, WI 53224

MAP 051
GROUP 14 0
PARCEL 021.00

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 **Kaitlin Marie Costello and Dallas Barrett Swindell, wife and husband**, 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. 202 OF GRAMAR ACRES, SECTION 7, OF RECORD IN BOOK 2331, PAGE 80, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO 202 FRONTS 88 FEET AT THE NORTHSIDE OF LEMONT DRIVE AND RUNS BACK 224.11 FEET ON THE EAST LINE AND 260.3 FEET ON THE WEST LINE IN A DEAD LINE IN THE REAR, MEASURING 126 FEET, THEREON.

Being the same property conveyed to 1 Public Homes LLC by deed from George Brandt and Eric Sox, 1/2 Undivided Interest Each, of record in Instrument No 20180102-0000442, 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 2331, page 80, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 703 Lemont Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kaitlin Marie Costello and Dallas Barrett Swindell, wife and husband, 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 21st 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 21st 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~~ Sumner)

The actual value or consideration, whichever is greater, for this transfer is $~~229,900.00~~ 299,900.00.

AFFIANT

Subscribed and sworn to before me on this ~~21st~~ 22nd day of May, 2018.

NOTARY PUBLIC
My Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC My Comm Exp November 30, 2020
COUNTY OF SUMNER