Bill Garrett
Batch# 97170
05/25/2018 02:55:43 PM
Fees: $13.00 Taxes: $786.25
Davidson County
DEEDWARR
2 pgs
20180525-0050490

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

ADDRESS NEW OWNER:
Stephanie June-Marie Tanner
2928 Teakwood Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:

new owner

MORTGAGEE

MAP 096
GROUP 10 0
PARCEL 062.00

# 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 **Stephanie Tanner, an unmarried woman**, hereinafter called the "GRANTEE", her 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. 114 on the Map of Cloverhill Subdivision, Section 2, as of record in Book 2133, page 46, (Erroneously shown as page 47), Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 85 ft. on the Northerly side of Teakwood Avenue and extends back 145.3 ft. on the Westerly line and 95 ft. on the Easterly line to a dead line in the rear measuring 99.4 ft. thereon, measuring 98.7 ft. by field measurement.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee Limited Liability Company by deed from George Brandt and Eric Sox, a 1/2 undivided interest each, of record in Instrument No 20180102-0000439, 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 2133, page 46, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2928 Teakwood Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephanie Tanner, an unmarried woman, her 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, her 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 16th 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 16th 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 $212,500.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of May, 2018.

NOTARY PUBLIC
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021