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

Bill Garrett Davidson County
Batch# 104594 **DEEDWARR**
06/14/2018 10:24:47 AM 2 pgs
Fees: $13.00 Taxes: $1,283.90

20180614-0057115

ADDRESS NEW OWNER:
Ferlan Huskey
205 Jenry Court
Nashville, Tennessee 37214

SEND TAX BILL TO:
~~Owner~~ mortgagee

MORTGAGEE
Wells Fargo
6200 Park Ave
Desmoins IA 50321

MAP 085
GROUP 07 0
PARCEL 124.00

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 **Ferlan Huskey, unmarried and Kevin Calhoun, unmarried as Tenants in Common with rights of survivorship**, 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 all of Lot No. 260, Plan of Stanford Country Club Estates, Section IV, of record in Plat Book 2900, page 83 and 84, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

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 undivied interest each, of record in Instrument No 20180102-0000444, 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 2900, page 83 and 84, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 205 Jenry Court, 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 Ferlan Huskey, unmarried and Kevin Calhoun, unmarried as Tenants in Common with rights of survivorship, 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.

1950

WITNESS our hands this the 12th day of June, 2018.

1 Public Homes, LLC, a Tennessee Limited Liability Company

Eric Sox 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 12th day of June, 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 $347,000.00.

Elaine C. Mediamore
AFFIANT

Subscribed and sworn to before me on this 12th day of June, 2018.

NOTARY PUBLIC
My Commission Expires: 1-24-22

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY