WARRANTY DEED

Bill Garrett Davidson County
Batch# 105519 **DEEDWARR**
06/18/2018 09:54:49 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20180618-0058160

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$140,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF June,2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 071
1 Public Homes LLC	Same	GROUP 040
7051 Hwy 70 South #315		PARCEL 014.00
Nashville, Tennessee 37221		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Anita L. Fitzgerald, a widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

1 Public Homes, LLC a Tennessee limited liability company

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being the easterly 60 feet of the westerly 95 feet of Lot No. 41 on the plan of John L. Gordon's Subdivision, of record in Book 843, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. According to an unregistered copy of a survey made by Loyd Scobey, Jr., Engineer, said part of said lot fronts 60 feet on the north side of Gordon's Terrace and runs back between lines, 298 feet, more or less, on the east line to a dead line on which it measures 60 feet.

Being the same property conveyed to Anita Fitzgerald by deed from Equity Trust Company dated September 8, 2004 and recorded in Instrument No. 20041213-0148066 said Register's Office.

Raymond Sylvester Fitzgerald having pre-deceased his wife on June 19, 2009, leaving her sole owner by operation of law.

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 **145 Gordon Terrace, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 my hand and official seal at office this 15th day of June, 2018.

Anita L. Fitzgerald

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Anita L. Fitzgerald, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 2-25-19

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027