Bill Garrett Davidson County
Batch# 107776 DEEDWARR
06/25/2018 10:03:05 AM 2 pgs
Fees: $13.00 Taxes: $621.60
20180625-0060866

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

ADDRESS NEW OWNER:
Kyle Lavender
2950 Baby Ruth Lane, Unit 17
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

MORTGAGEE
Same

MAP 163
GROUP 11 0E
PARCEL 017.00

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 **Kyle Lavender, and Caleb Lavender and Sheree Lavender, 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:

Land in Davidson County, Tennessee, being Unit 17, on the Plan of Timber Trace Townhouses, Second Revision, of record in Instrument No. 20020514-0059199, and as described in Master Deed & By-Laws of record in Instrument Numbers 20001122-0115447; 20010314-0024381; 20010329-0030062; and 20020517-0060761, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 1 Public Homes, LLC, a Tennessee limited liability corporation by deed from Shapiro & Ingle. LLP, as Substitute Trustee, of record in Instrument No 20180116-0004078, Register's Office for said County, dated January 9, 2018, and Recorded on January 16, 2018

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Matters shown on the Plan of record in Instrument No. 20020514-0059199, said Register's Office.
3) Master Deed and By-Laws Instrument Numbers 20001122-0115447; 20010314-0024381; 20010329-0030062; and 20020517-0060761, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2950 Baby Ruth Lane, Unit 17, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Kyle Lavender, and Caleb Lavender and Sheree Lavender**, 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 22nd day of June, 2018.

1 Public Homes LLC, a llimited 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 llimited 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 22nd 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 $168,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of June, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY