Bill Garrett Davidson County
Batch# 111672 DEEDWARR
07/02/2018 12:17:55 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20180702-0063886

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

ADDRESS NEW OWNER:
Joi H Shaw
137 Queens Lane
Nashville, Tennessee 37218

SEND TAX BILL TO:
Owner

MORTGAGEE
Wyndham Capital Mortgage Inc
6115 Park South Dr Ste 200
Charlotte, North Carolina 28210

MAP 069
GROUP 02 0
PARCEL 091.00

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 **Joi H Shaw and David A. Shaw, wife and husband**, 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. 245 on the plan of Enchanted Hills, Section II, of record in Plan Book 4460, page 184, (erroneously stated 584) Register's Office for said County.

Said Lot No. 245 fronts 126.79 feet on the westerly margin of Queens Lane and extends back 296.8 feet on the southerly line and 320.14 feet on the northerly line to a dead line in the rear, measuring 161.20 feet thereon.

Being the same property conveyed to 1 Public Homes LLC by deed from Arnold M Weiss PLLC , of record in Instrument No 20180202-0010887, Register's Office for said County, dated January 23, 2018, and Recorded on February 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 4460, page 184, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 137 Queens Lane, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Joi H Shaw and David A. Shaw, wife and husband**, 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 25th day of June, 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 25th day of June, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $375,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of June, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

STATE OF TENNESSEE NOTARY PUBLIC