Bill Garrett Davidson County
Batch# 111709 DEEDWARR
07/02/2018 01:30:38 PM 2 pgs
Fees: $13.00 Taxes: $874.31
20180702-0063960

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

ADDRESS NEW OWNER:
Libby Skolnik
1413 Saunders Avenue
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Biringham, AL 35244

MAP 051
GROUP 11 0
PARCEL 042.00

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 **Libby Skolnik, 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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE.

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF ROBERTA AVENUE (NOW SAUNDERS AVENUE) AT ITS INTERSECTION WITH THE NORTHERLY BOUNDARY LINE (ERRONEOUSLY SHOWN AS SOUTHERLY IN DEED) OF THE TRACT OF LAND CONVEYED TO RAY E. GARRETT AND WIFE, BY DEED FROM ANNIE O. ORR, ET AL, OF RECORD IN BOOK 1554, PAGE 81, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, SOUTH 88 DEG. 09 MIN. EAST, 175 FEET TO A POINT; THENCE NORTH 2 DEG. 00 MIN. EAST, 60 FEET TO A POINT; THENCE NORTH 88 DEG. 09 MIN. WEST, 175 FEET TO THE EASTERLY MARGIN OF ROBERTA AVENUE; THENCE WITH SAME, SOUTHERLY 60 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to 1 Public Homes LLC by deed from Mackie Wolf Zientz & Mann PC, of record in Instrument No 20180206-0012018, Register's Office for said County, dated January 23, 2018, and Recorded on February 6, 2018

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 1413 Saunders Avenue, 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 Libby Skolnik, 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 29th 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 29th 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 $236,300.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of June, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

STATE OF TENNESSEE NOTARY PUBLIC