Bill Garrett Davidson County
Batch# 113337 DEEDWARR
07/09/2018 10:42:15 AM 2 pgs
Fees: $13.00 Taxes: $954.60
20180709-0065909

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

ADDRESS NEW OWNER:
Alphonse Mang
1224 Canyon Ridge Court
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

MORTGAGEE
CMG Mortgage Inc
3160 Crow Canyon Road Ste 400
San Ramon, California 94583

MAP 149
GROUP 7
PARCEL 49.00

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 **Alphonse Mang and Mang Cing, husband and wife**, 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 Lot Number 219 on the plan of Canyon Ridge, Phase 2 of record in plat book 9700, page 805 amended in Instrument Number 20031124-0170362, Register's Office of said County, to which reference is made for a more complete description.

Being the same property conveyed to 1 Public Homes, LLC, a Tennessee limited liability company by deed from Wilson & Associates , PLLC, Successor Trustee, of record in Instrument No 20180411-0034164, Register's Office for said County, dated March 30, 2018, and Recorded on April 11, 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 9700, page 805, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1224 Canyon Ridge Court, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alphonse Mang and Mang Cing, husband and wife, 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 5th day of July, 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 5th day of July, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $258,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of July, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

STATE OF TENNESSEE NOTARY PUBLIC