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

Bill Garrett Davidson County
Batch# 113341 DEEDWARR
07/09/2018 10:47:37 AM 2 pgs
Fees: $13.00 Taxes: $821.40
20180709-0065915

ADDRESS NEW OWNER:
Jessica Grondahl
410 Gates Road
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Owner

MORTGAGEE
GMH Mortgage Services, LLC
625 W Ridge Pike, Bldg C, 100
Conshohocken, Pennsylvania 19428

MAP 033
GROUP 08 0
PARCEL 052.00

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 **Jessica Grondahl and Jeremy Grondahl, wife and husband,** 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 No. 140 on the Plan of Gatewood, Section 1, as of record in Book 3300, Pages 47-52, inclusive, Register' s Office of Davidson County, Tennessee.

Said Lot No. 140 fronts 82 feet on the Easterly side of Gates Road and run back 163.4 feet on the Northerly line and 146 feet on the Southerly line, to a dead line in the rear on which it measures 85 feet +-.

Being the same property conveyed to 1 Public Homes, LLC a Tennessee limited liability company by quitclaim deed from Andy Regg, of record in Instrument No 20180411-0034040, Register's Office for said County, dated April 4, 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 3300, page 47-52, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 410 Gates Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jessica Grondahl and Jeremy Grondahl, wife and husband, 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 2nd 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 2nd day of July, 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 $222,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of July, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

STATE OF TENNESSEE NOTARY