Bill Garrett Davidson County
Batch# 122134 DEEDWARR
07/30/2018 09:48:34 AM 2 pgs
Fees: $13.00 Taxes: $658.60
20180730-0073837

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

ADDRESS NEW OWNER:
MaKenzie Dick
2420 Fairbrook Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

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

MAP 073
GROUP 07 0
PARCEL 149.00

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 **MaKenzie Dick, an 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:

BEING LOT NUMBER 8A, ON THE ZONE LOT DIVISION OF LOTS 8, 9 & 10 ON THE PLAN OF CABIN HILL, SEC. 1, OF RECORD IN PLAT BOOK 6250 AT PAGE 223, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to 1 Public Homes LLC by deed from Brock & Scott PLLC, of record in Instrument No 20180130-0009273, Register's Office for said County, dated January 25, 2018, and Recorded on January 30, 2018

Said property is transferred subject to the following matters:

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 6250, page 223, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2420 Fairbrook Drive, 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 MaKenzie Dick, an 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 23rd 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 23rd 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 $178,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of July, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY