Bill Garrett Davidson County
Batch# 122267 DEEDWARR
07/30/2018 12:15:32 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20180730-0074083

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

ADDRESS NEW OWNER:
Laura Allen
215 Dupont Drive
Nashville, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Wells Fargo Bank, N.A.
405 SW 5th St
Des Moines, IA 50309

MAP 43
GROUP 9
PARCEL 179.00

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 **Laura K. Allen, a single 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 IN BLOCK "C" ON THE PLAN OF WOODLAWN ESTATES, OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 18 FRONTS 50 FEET ON THE NORTHERLY SIDE OF DUPONT AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE AND MEASURES 50 FEET THEREON.

Being the same property conveyed to 1 Public Homes, LLC a Tennessee limited liability company by deed from Shelly Rollins, a single woman, of record in Instrument No 20180212-0013799, Register's Office for said County, dated February 9, 2018, and Recorded on February 12, 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 843, page 82, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 215 Dupont Drive, Nashville, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Laura K. Allen, a single 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 $235,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021