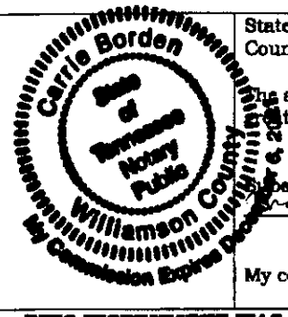
Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 124415 DEEDWARR
08/03/2018 10:25:39 AM 2 pgs
Fees: $13.00 Taxes: $973.10

20180803-0076324



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $263,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2018.

Notary Public

My commission expires: 12/6/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone PC
109 Westpark Drive, Ste 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Benjamin Johnson	**New Owner**	**161-06-0A-076.00 CO**
1060 Ashmore Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

1 Public Homes, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin Johnson, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit 76 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-I" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No.20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to 1 PUBLIC HOMES, LLC, by deed from WILSON & ASSOCIATES, PLLC, of record in Instrument No. 20180622-0060614, dated June 15, 2018, said Register's Office.

This is improved (_X_) Unimproved (____) property, known as **1060 Ashmore Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my/our hand(s) this 2nd day of August, 2018.

1 Public Homes, LLC, a Tennessee limited liability company

E Lee + partnership

By:
Its:

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Eric Lee Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged himself to be the Partner/member of 1 Public Homes, LLC the within named bargainor, a Tennessee Limited Liability Company, and that he as such Partner/member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Eric Lee Fox as Partner/member

limited liability company

Witness my hand, at office, this 2nd day of **August, 2018.**

ROBERT J. NOTESTINE III
Notary Public
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

My Commission Expires: May 3, 2021