Bill Garrett
Batch# 124849
08/06/2018 11:35:56 AM
Fees: $13.00 Taxes: $887.63
Davidson County
DEEDWARR
2 pgs
20180806-0076979

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

ADDRESS NEW OWNER:
Jennifer L Janisch
704 Woodbrier Ct
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Southern Bank of Tennessee, ISAOA/ATIMA
1499 N Mt Juliet Road
Mt Juliet, Tennessee 37122

MAP 086
GROUP 08 0
PARCEL 038.00

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 **Jennifer L Janisch, an unmarried woman and Jason E Sanchez, an unmarried man, as tenenats in common with rights of survivorship**, 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, 204, Final P. U.D. Plan, Planned Unit Development, Phase V-A, Jackson's Retreat as of record in Plat Book 6250, Page 309, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to 1 Public Homes, LLC a Tennessee limited liability company by deed from Brock & Scott. PLLC, Substitute Trustee, of record in Instrument No 20180227-0018318, Register's Office for said County, dated February 15, 2018, and Recorded on February 19, 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 6250, page 309, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 704 Woodbrier Ct, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Jennifer L Janisch, an unmarried woman and Jason E Sanchez, an unmarried man, as tenenats in common with rights of survivorship**, 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 3rd day of August, 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, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, 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 3rd day of August, 2018.

NOTARY PUBLIC
My Commission Expires: 03-10-19

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $239,900.00.

AFFIANT

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

NOTARY PUBLIC
My Commission Expires: 03-10-19