WARRANTY DEED

RETURN T
Stewart T
121 First
Franklin
File # 239867

uite 200

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2018 .

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SIDWELL & BARRETT, P. C.
Stewart Title Company Tennessee Division

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
1 Public Homes, LLC	NEW OWNER	142 09 0A 015.00
(NAME)	(NAME)	Bill Garrett Davidson County
7051 Highway 70S, Ste. 315		Batch# 130221 DEEDWARR
(ADDRESS)	(ADDRESS)	08/17/2018 08:32:30 AM 4 pgs
Nashville, TN 37221-2207		Fees: $23.00 Taxes: $551.30
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180817-0081537

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lisa M. Perkins, Individually and as the Administratrix of the Estate of Randall Eugene Gordon, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto 1 Public Homes, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE(S), its 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 a part of the Plan of Doral Country Villa Condominiums, Section 1, as of record in Book 4860, Page 96, said Register's Office, the part hereby described as follows:

Being Unit No. 106 on said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section I, as of record in Book 5011, Page 395, as amended in Book 5015, Page 251, and Book 5124, Page 163, said Register's Office.

Being the same property conveyed to Randall E. Gordon and Alan Lawler by Installment Deed from Alan Lawler, dated June 8, 1993 and recorded June 10, 1993 of record in Book 8977, page 70, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randall Eugene Gordon by Quitclaim Deed from Patti Rae Hansen Gordon, dated October 20, 1993 and recorded October 22, 1993 of record in Book 9124, page 106, Register's Office for Davidson County, Tennessee.

The said Henry Alan Lawler, died testate on 08-11-2001, devising subject property to Randall E. Gordon, as evidenced in File No. 01P-1528, Probate Court Clerk's Office for Davidson County, Tennessee.

The said Randall Eugene Gordon, died testate on 08/09/2017, devising subject property to Lisa Marie Perkins, as evidenced in File No. 17P-1576, Probate Court Clerk's Office for Davidson County, Tennessee. Lisa Marie Perkins being given authority to sell the property pursuant to court order. William P. Gordon joins in this conveyance for the purpose of relinquishing any interest he may have.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Plat Book 4860, Page 96, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Book 5011, Page 395, and Amendment recorded in Book 5015, Page 251 and Book 5124, Page 163 and Instrument No. 20070504-0053687, and Amendment to By-Laws recorded in Instrument No. 20070523-0061626, in the Register's Office for Davidson County, Tennessee.
Charter of Doral Country Villas Homeowners Association recorded in Book 5220, Page 112, in the Register's Office for Davidson County, Tennessee.
Doral Country Villas Homeowners Association Fines recorded in Instrument No. 20151130-0120647, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 833 Todd Preis Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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(S), his/her/their 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 hands this 13 day of August, 2018.

The Estate of Randall Eugene Gordon

By: Lisa M. Perkins, Administratrix
Lisa M. Perkins, Administratrix

By: Lisa M. Perkins, individually
Lisa M. Perkins, Individually

By: William P. Gordon by Lisa M. Perkins as attorney in fac
William P. Gordon by Lisa M. Perkins as attorney in fact

State of TEXAS
County of GALVESTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa M. Perkins, Administratrix of The Estate of Randall Eugene Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13 day of August, 2018.

Notary Public: JEANNE L. JONES
My Commission Expires: 8/1/21

Jeanne Jones
Notary Public. State of Texas
My Comm. Exp. 8/1/2021
Notary ID 244499-2

State of TEXAS
County of GALVESTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa M. Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13 day of August, 2018.

Notary Public: JEANNE L. JONES
My Commission Expires: 8/1/21

Jeanne Jones
Notary Public. State of Texas
My Comm. Exp. 8/1/2021
Notary ID 244499-2

State of TEXAS
County of GALVESTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa M. Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who proved herself to be the attorney in fact of William P. Gordon and who being authorized to do so acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13 day of August, 2018.

Notary Public: JEANNE L. JONES
My Commission Expires: 8/1/21

Jeanne Jones
Notary Public. State of Texas
My Comm. Exp. 8/1/2021
Notary ID 244499-2

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

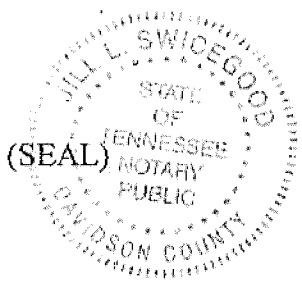
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public)

My Commission Expires: July 9, 2022

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