1st

Bill Garrett Davidson County
Batch# 130893 DEEDWARR
08/20/2018 11:30:42 AM 2 pgs
Fees: $13.00 Taxes: $932.40
20180820-0082235

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

ADDRESS NEW OWNER:
Jerry Justice
4814 Abbay Dr
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
JP Morgan Chase Bank, N.A., Its Sucessors and/or Assigns
3415 Vision Drive
Coloumbus, Ohio 43219

MAP 147
GROUP 2
PARCEL 203.00

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 **Jerry Justice and Victoria A Justice, husband and wife**, 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. 144 ON THE PLAN OF ABBAY HALL, SECTION 2, AS OF RECORD IN BOOK 2331, PAGE 38, AND IN BOOK 7780 PAGE 808 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to 1 Public Homes, LLC a Tennessee limited liability company by deed from George Brandt and Eric Sox, 1/2 Undivided Interest, of record Instrument No 20180102-0000451, Register's Office for said County, dated December 29, 2017, and Recorded on January 2, 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 2331, page 38, and Book 7780, page 808, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as 4814 Abbay Dr, Nashville, Tennessee 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 Jerry Justice and Victoria A Justice, husband and wife, 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 9th day of August, 2018.

1 Public Homes, LLC a Tennessee limited liability company

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 9th day of August, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $252,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of August, 2018.

NOTARY PUBLIC
My Commission Expires: _____