Bill Garrett Davidson County
Batch# 133690 DEEDWARR
08/27/2018 11:04:36 AM 2 pgs
Fees: $13.00 Taxes: $536.50
20180827-0084592

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

ADDRESS NEW OWNER:
Jason T Hobbs
6680 Charlotte Pk Unit B-3
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Sumner Bank and Trust
240 W. Broadway
Gallatin, Tennessee 37066

MAP 102
GROUP 7
PARCEL 19.00

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 **Jason T Hobbs, and Jana R. Hobbs, husband and wife and Jeffrey M Davis and Lynn M. Provident, 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 Apartment Unit No. B-3 of West Meade Condominium a/k/a The Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominiums, of record in Book 5923, Page 704, as amended in Book 6277, Page 653, in Book 7333, Pages 415 and 418, in Instrument Number 20120724-0065040 and in Scrivener's Affidavit in Instrument Number 20120817-0074026, changing the name to The Avenue Nashville West, Inc., Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements apartment to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, for placement of Units, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to 1 Public Homes LLC by deed from Madison L Conquest, Successor Trustee, of record in Instrument No 20160617-0061594, Register's Office for said County, dated April 3, 2018, and Recorded on April 3, 2018

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 6680 Charlotte Pk Unit B-3, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Jason T Hobbs, and Jana R. Hobbs, husband and wife and Jeffrey M Davis and Lynn M. Provident, 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 17th 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 17th day of August, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

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 $145,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of August, 2018.

NOTARY PUBLIC
My Commission Expires: 03-10-19

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY