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

Karen Y Johnson Davidson County
Batch# 140206 **DEEDWARR**
09/12/2018 11:11:53 AM 2 pgs
Fees: $13.00 Taxes: $813.63
20180912-0090509

ADDRESS NEW OWNER:
Emily A. Leikam
Mark Liekam
317 Elm Street
Madison, Tennessee 37115

SEND TAX BILL TO:
Franklin American MTG
6100 Tower Circle, Ste 600
Franklin, Tennessee 37067

MORTGAGEE
Franklin American Mortgage Company
6100 Tower Circle, Ste 600
Franklin, Tennessee 37067

MAP 037
GROUP 13 0
PARCEL 207.00CO

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 **Emily A. Leikam, a single woman and Mark A. Leikam, a married man**, 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:

BEING LOT NO. 16 IN BLOCK "G" ON THE PLAN OF FOREST PARK SUBDIVISION AT MADISON, TENNESSEE, AS THE SAME APPEARS OF RECORD IN BOOK 843, PAGE 44, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 16 IN BLOCK "G" FRONTS 50 FEET ON THE NORTH SIDE OF ELM STREET, AND RUNS BACK NORTHERLY BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

Being the same property conveyed to 1 Public Homes, LLC a Tennessee limited liability company by deed from Mackie Wolf Zientz & Mann PC dated June 8, 2018 and recorded in Instrument No. 20180619-0058765 said Register's Office.

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 843, page 44, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 317 Elm Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Emily A. Leikam, a single woman and Mark A. Leikam, a married man, 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

WITNESS our hands this the 11th day of September, 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 11th day of September, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

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 $219,900.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of September, 2018.

NOTARY PUBLIC
My Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021