WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 144329 **DEEDWARR**
09/24/2018 09:55:33 AM 2 pgs
Fees: $13.00 Taxes: $488.40

20180924-0094209

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September,2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 071 11
1 Public Homes LLC	Same	GROUP 0
7051 Hwy 70 South #315		PARCEL 111.00CO
Nashville, Tennessee 37221		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

LaShonda Watson Brigham and Derrick Brigham, wife and husband

Hereinafter called the grantors, 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 grantees, their heirs and 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 the westerly one-half of lot No. 23 on the plan of Trinity Heights Addition, of record on Book 161, page 38, Register's Office for said County.

Said property fronts 50 feet on the northerly margin of Marshall Avenue and extends back between parallel lines 150 feet to a 12-foot alley.

Being the same property conveyed to LaShonda Brigham and Derrick Brigham, wife and husband by deed from Ramona Sawyers, a/k/a Ramona Douglas, a married person dated November 23, 2005 and recorded in Instrument no. 20051130-0143715 said Register's Office.

LaShonda Watson now known as LaShonda Brigham, being one in the same person.

DERRICK BRIGHAM JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, HOMESTEAD, AND/OR INTEREST PURSUENT TO T.C.A. CODE 26-2-301, A,B AND D, IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

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 **331 Marshall Street, Nashville, Tennessee 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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 my hand and official seal at office this 11th day of September, 2018.

LaShonda Brigham

Derrick Brigham 9/7/18

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, LaShonda Brigham with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of September, 2018.

My Commission Expires: 2-25-19

NOTARY PUBLIC

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF —

COUNTY OF —

Personally appeared before me, Derrick Brigham, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this — day of September, 2018.

My Commission Expires: —

NOTARY PUBLIC

See attached notarial certificate

See attached notarial certificate

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027