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

ADDRESS NEW OWNER:
Joshua A. Van Gelder
630 West Campbell Road
Madison, Tennessee 37115

Karen Y Johnson Davidson County
Batch# 149780 DEEDWARR
10/08/2018 10:16:43 AM 2 pgs
Fees: $13.00 Taxes: $858.40
20181008-0099502

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Origin Bank, ISAOA/ATIMA
P.O. Box 12830
Jackson, Mississippi 39236-2830

MAP 042
GROUP 03 0
PARCEL 066.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", 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 **Joshua A. Van Gelder, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the North margin of Campbell Road at the corner of tracts Nos. 4 and 5; thence with the line between said tracts, North 16° 30' East 360.9 feet to the South line of Primrose Acres Subdivision, and the South margin of a lane 25 feet, more or less, in width; thence along a line of said lane, North 86° 38' West 90.4 feet to the Northeast corner of S. P. Ellis Lane; thence with said Ellis' East line, South 16° 50' West 340.4 feet to the north margin of Campbell Road; thence with the margin of the same, south 73° 30' east 90 feet to the point of beginning.

Being the same property conveyed to 1 Public Homes, LLC a Tennessee limited liability company by deed from Rubin Lublin TN, PLLC, as Substitute Trustee in the place of Sandra F. Jones, by Instrument 20180220-0015828, in said Register's Office dated April 27, 2018 and recorded in instrument no. 20180514-0045931 said Register's Office.

Said property is transferred subject to the following matters:

1. Davidson County taxes for 2018, Map-Par. 042 03 0 066.00CO, in the amount of $1,210.73, are PAID, subject to taxes and subsequent years.
2. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 042 03 0 066.00CO.
3. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.
4. Property is subject to any and all restrictions, easements, and conditions of record in Register's Office for Davidson County.

This is improved property known as 630 West Campbell Road, 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 Joshua A. Van

Gelder, unmarried, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE 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 GRANTEE, his 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 5th day of October, 2018.

1 Public Homes, LLC a Tennessee limited liability company

Member

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 5th day of October, 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 $232,000.00.

AFFIANT

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me on this 5th day of October, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19