Karen Y Johnson Davidson County
Batch# 149807 DEEDWARR
10/08/2018 11:10:22 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63
20181008-0099561

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

ADDRESS NEW OWNER:
Benjamin P. Lemly
216 Dodge Drive
Nashville, Tennessee 37210

SEND TAX BILL TO:
~~Owner~~ Lender

MORTGAGEE
F3M Bank
10 Cadillac Drive Suite 100
Brentwood, TN 37027

MAP 119
GROUP 03 0
PARCEL 139.00

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 **Andrea Hirst, an unmarried woman, and Benjamin Lemly, an unmarried man, as tenants in common with rights of survivorship**, 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 Number 3, on the Plan of Section II, Mertie Milwee, as of record in Plat Book 3842, page 113 of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot Number 3 fronts 76.95 feet on the easterly side of Dodge Drive and extends back 300 feet on the northerly line and 333.05 feet on the southerly line, to Interstate 24 and measures 54.67 feet thereon.

Being the same property conveyed to 1 Public Homes, LLC a Tennessee limited liability company, by Substitue Trustee's Deed from Brock & Scott, PLLC, Substitute Trustee for J. Phillip Jones, Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc, as nominee for U.S. Bank N.A., of record in Instrument No. 20180629-0063181 of Regiter's Office of Davidson County.

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 3842, page 113, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 216 Dodge Drive, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Andrea Hirst, an unmarried woman, and Benjamin Lemly, an unmarried 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 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 $279,900.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022