Karen Y Johnson Davidson County
Batch# 151057 DEEDWARR
10/12/2018 10:08:17 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20181012-0101343

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

ADDRESS NEW OWNER:
Yenny Dzz Realty, LLC
1114 Joseph Ave
Nashville, Tennessee 37207

SEND TAX BILL TO:
Owner

MORTGAGEE
Same

MAP 71
GROUP 4
PARCEL 14.00

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 **Yenny Dzz Realty, LLC, a Tennessee limited liability company** hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly 60 feet of the westerly 95 feet of Lot No. 41 on the plan of John L. Gordon's Subdivision, of record in Book 843, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. According to an unregistered copy of a survey made by Loyd Scobey, Jr., Engineer, said part of said lot fronts 60 feet on the north side of Gordon's Terrace and runs back between lines, 298 feet, more or less, on the east line to a dead line on which it measures 60 feet.

Being the same property conveyed to 1 Public Homes, LLC a Tennessee limited liability company by deed from Anita L. Fitzgerald, a widow, dated June 15, 2018, of record in Instrument No 20180618-0058160, Register's Office for said 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 843, page 61, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 145 Gordon Terrace, 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 **Yenny Dzz Realty, LLC, a Tennessee limited liability company** its successors 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, its successors 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 9th day of October, 2018.

1 Public Homes, LLC a Tennessee limited liability company

Eric Sox, 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 9th 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 $260,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of October, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY