RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 301094

Karen Y Johnson Davidson County
Batch# 156471 DEEDWARR
11/02/2018 04:00:30 PM 5 pgs
Fees: $28.00 Taxes: $192.40
20181102-0109051

WARRANTY DEED

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 2018.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
1 Public Homes, LLC	NEW OWNER	133110A10100CO
(NAME)	(NAME)	
7051 Hwy 70S #315		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Caryn D. Reker, sole heir at law of the estate of Eugene A. Reker, II, hereinafter called the GRANTOR(S), 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 GRANTEE(S), their 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 Unit No. N-2 of Canterbury Hall Condominium Apartments, a horizontal property regime, established by Master Deed of record in Book 5440, Page 255, in Book 5441, Page 819, and amendment to bylaws of record in Book 5865, Page 101, the Plat of which is of record in Plat Book 5200, Page 159, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eugene A. Reker, II, an unmarried person by Deed from Betty J. Neeley, unmarried, dated 12/28/1993, recorded 01/03/1994 of record in Book 9208, Page 51, in the Register's Office for Davidson County, Tennessee.

The said Eugene A. Reker II a/k/a Eugene Anthony Reker, II died intestate on May 5, 2018, leaving the said Caryn D. Reker as his sole heir at law as evidenced in Probate Docket No. 18P1158, Probate Court Clerk's Office for Davidson County, Tennessee and by Affidavit of Heirship attached hereto as Exhibit A and incorporated here in by reference.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 5200, Page 159, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 5440, Page 255, Amendment to Master Deed of record in Book 5441, Page 819, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book

4308, Page 647, in the Register's Office for Davidson County, Tennessee.
Easement contained in Deed of Conveyance of record in Book 4337, Page 544, in the Register's Office for Davidson County, Tennessee.
Easement contained in Warranty Deed of record in Book 5337, Page 413, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20090615-0055410 and Instrument No. 20140924-0087652, in the Register's Office for Davidson County, Tennessee.
Charter of Canterbury Hall Homeowners' Association of record in Book 5446, Page 152, in the Register's Office for Davidson County, Tennessee.
Bylaw Changes of record in Book 5865, Page 101, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 3842, Page 235, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 500 Paragon Mills Road, Unit N2, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of October, 2018.

Caryn D. Reker

State of Florida
County of Clay

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caryn D. Reker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of October, 2018.

Notary Public:
My Commission Expires: 7/28/2019

Corey Michael Babcock
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF913254
Expires 7/28/2019

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Prepared by
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

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Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 301094

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT
Pursuant to TCA Section 30-2-712
For the Purpose of Documenting
Title To Property Owned by
Eugene Anthony Reker, II

After being duly sworn the undersigned, Kristin Thompson, avers as follows:

1. That she is familiar with the estate and heirs of Eugene Anthony Reker, II (deceased) having had personal knowledge of him and his family in the capacity of family friend and business associate for over Thirty Two (32) Years;

2. That Eugene Anthony Reker, II owned property located at 500 Paragon Mills, # N2, Nashville Davidson County, Tennessee 37211 as evidenced by a deed of record in Book 9208, page 51 Register's Office for Davidson County, Tennessee;

3. That Eugene Anthony Reker, II died intestate on May 5, 2018 vesting the property in his heirs at law;

4. That at the time of his death, Eugene Anthony Reker, II was not married and had no children. He had one sister, Caryn D. Reker.;

5. That as a result of the death of Eugene Anthony Reker, II his sole heir at law was his sister Caryn D. Reker;

6. That she is not under the age of majority nor does she suffer from any type of disability;

7. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Eugene Anthony Reker, II and that it will be relied on by all future parties to certify proper transfer and title to the any real estate owned by

Eugene Anthony Reker, II;

8. That the undersigned agrees to indemnify and hold harmless, Stewart Title Company, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., and K. Thomas Sidwell from any and all claims that may be made against them by or on account of the Eugene Anthony Reker, II, whether they be for debts, claims, judgments, Federal Estate Tax or State Inheritance Tax or claims of an unknown heir, whether they be currently existing or arising in the future regarding any claim on any property owned by Eugene Anthony Reker, II as a result of providing false and misleading information.

Executed this 26th day of October, 2018.

Kristin Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Kristin Thompson, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 24 day of October, 2018.

Notary Public

My Commission Expires: _____

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires April 13, 2019

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

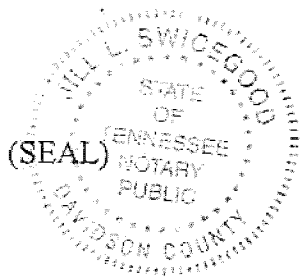
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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