Karen Y Johnson Davidson County
Batch# 156814 DEEDWARR
11/05/2018 01:45:26 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20181105-0109561

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

ADDRESS NEW OWNER:
Michael Tempora, Jr.
2312 Golden Oak Court
Madison, Tennessee 37115

SEND TAX BILL TO:
Owner

MORTGAGEE
F&M Bank
P.O.Box 451
Clarksville, Tennessee 37041

MAP 051
GROUP 14 0A
PARCEL 021.00CO

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 **Michael Tempora, Jr. and Linda Everk, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Oakwood Estates, of record in Instrument No. 200005050045404, register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 1 Public Homes, LLC a Tennessee limited liability company, by Substitute Trustee's Deed from Rubin Lublin, PLLC, Substitute Trustee for Robert Wilson, Trustee for the benefit Bank of America, N.A., of record in Instrument No. 20180416-0035365, dated March 30, 2018, in the register's office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Matters shown on the recorded plat of Oakwood Estates, of record in Instrument No. 20000505-0045404, said Register's Office.
3) Restrictive Covenants contained in instrument of record book 8889, page 54, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2312 Golden Oak Court, 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 Michael Tempora, Jr. and Linda Everk, husband and wife, 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 2nd day of November, 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 2nd day of November, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

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 $295,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of November, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY