Karen Y Johnson Davidson County
Batch# 157327 DEEDWARR
11/07/2018 11:01:01 AM 3 pgs
Fees: $18.00 Taxes: $917.60
20181107-0110303

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

ADDRESS NEW OWNER:
James Alan Smith
3116 Demetros Pl
Nashville, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
SunTrust Bank, ISAOA, ATIMA
901 Semmes Avenue
Richmond, Virginia 23224

MAP 136
GROUP 5
PARCEL 81.00CO

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 **James Alan Smith, unmarried man**, 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 Davidson County, Tennessee, being Lot No. 38 as shown on the Bayview Estates, Phase Six (a Planned Unit Development) of record in Instrument No. 20020102-0000486, Register's Office for Davidson County, Tennessee, to which plan is hereby reference for a more complete and accurate legal description.

Being the same property conveyed to 1 Public Homes, LLC a Tennessee limited liability company by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee for David R. Wilson, Trustee, for the benefit of Chase Manhattan Mortgage Corporation, dated May 29, 2018, of record in Instrument No 2010604-0053056, Register's Office for said County.

Said property is transferred subject to the following matters:

1. 2019 taxes and subsequent years.
2. Matters shown on the Plan of record in Plat Book 1061 3, Page 613, and Instrument No. 20020I02-0000486, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 10323, Page 55, Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126, Book 11271, Page 163, and Instrument No. 20020104-0001403, said Register's Office.
4. Charter of Homeowners Association of record Book 10323, Page 86, of said Register's Office.
5. Landscape Agreement of record Book 10339, Page 298, of said Regster's Office.
6. Easements of record in Book 3708, Page 237, Book 7830, Page 233, Book 10085, Page 576, and Book 10339, Page 233, all of said Register's Office.

7. Easement in favor of Bell South of record Book 11762, Page 271, of said Regster's Office.

8. Property is subject to Quitclaim Deed of Common Areas, of record in Instrument No. 20000710-0068261, said Register's Office.

9. Property is subject to Conveyance of Common Areas in Bayview, LL to Bayview Homeowner's Association , of record in Instrument Numbers 20000710-0068261 and 20020104-0001404, said Register's Office.

10. 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 3116 Demetros Pl, Nashville, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Alan Smith, unmarried man, 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 7th 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, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, 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 7th day of November, 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 $248,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of November, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY