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

Karen Y Johnson Davidson County
Batch# 158440 **DEEDWARR**
11/13/2018 10:38:25 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20181113-0111579

ADDRESS NEW OWNER:
Mark Insana
5308 OVERTON ROAD
NASHVILLE, TN 37220

SEND TAX BILL TO:
Owner

MORTGAGEE
MERIDIAN CAPITAL GROUP, LLC
5115 MARYLAND WAY
BRENTWOOD, TN 37027

MAP 82
GROUP 8
PARCEL 148.00

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 **Mark Insana, a married 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:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to- wit: Being Lot no. 154 of Block 2 on the Map of Blocks 1 and 2 of F.O. Beazley's McFerrin Addition to East Nashville, as of record in Book 57, Page 136, Register's Office for Davidson County, Tennessee.

SAID LOT NO. 154 FRONTS 50 FEET ON THE EASTERLY SIDE OF NORTH NINTH STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

Being the same property conveyed to 1 Public Homes, LLC a Tennessee limited liability company, by Trustee's Deed, from Wilson & Associates, P.L.L.C, Successor Trustee for Joanie L. Abernathy, Trustee for the benefit of First Union Home Equity Bank, N.A., dated August 24, 2018, of record in Instrument No. 20180828-0085292, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joanie L. Abernathy, Trustee for the benefit of First Union Home Equity Bank, N.A., by Deed of Trust from Aree Haymer Southall, unmarried, dated June 6, 1998, of record in Book 10978, Page 166, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aree Haymer Southall by Quit Claim Deed from George Haymer, Jr., dated February 18, 1998, of record in Book 10799, Page 542, Register's Office for Davidson County, Tennessee.

Nancy Louise Haymer having predeacesed her husband on June 18, 1991 leaving him sole owner by opertaion at law.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 57, page 136, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 711 North 9th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark Insana, a married 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 9th 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 9th 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 $165,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 7/7/2020

ANNE MARIE CH... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires ...