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

Karen Y Johnson Davidson County
Batch# 158522 **DEEDWARR**
11/13/2018 11:57:38 AM 2 pgs
Fees: $13.00 Taxes: $776.63
20181113-0111683

ADDRESS NEW OWNER:
Nathan Brewer
2909 Rogers Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
SWBC Mortgage, ISAOA, ATIMA
9311 San Pedro, Suite 100
San Antonio, TX 78216

MAP 150
GROUP 05 0
PARCEL 273.00

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 **Nathan Brewer and Laura Brewer**, 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. 352 on the Plan of Cherry Hills, Section VII, of record in Plat Book 4660, Page 49, Registers Office for said County, to which reference is made for a more complete description.

Being that same property conveyed to 1 Public Homes, LLC a Tennessee limited liability company, by Substitute Trustee's Deed from Shapiro & Ingle, LLP, Substitute Trustee, for Residential Title and Escrow, Trustee for the benefit of Contimortgage Corporation, dated February 27, 1998, of record in Instrument No. 20171215-0128100, recorded February 12, 2017, of said Register's Office

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 4660, page 49, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2909 Rogers Court, Antioch, 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 Nathan Brewer and Laura Brewer, 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 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,** 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 7th 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 $209,900.00.

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