Karen Y Johnson Davidson County
Batch# 169418 DEEDWARR
12/03/2018 10:45:54 AM 2 pgs
Fees: $13.00 Taxes: $906.13
20181203-0117493

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

ADDRESS NEW OWNER:
Lindsay Mains
4220 Brackenwood Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
First Bank, ISAOA/ATIMA
318 Seaboard Ln Suit 205
Franklin, Tennessee 37067

MAP 064
GROUP 09 0
PARCEL 197.00

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 **Lindsay Mains, and Nicolas H. Mains, wife and husband and Randall Pierson and Susan Pierson, 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:

Being Lot Number 37 on the Plan of Southfork, Section One of record in Plat Book 6250, Page 384 and 385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete 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 Wesley D. Turner, Trustee for the benefit of Long Beach Mortgage Company, dated May 25, 2018, of record in Instrument Number 20180604-0053055, 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 Plat Book 6250, Page 384 and 385, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as **4220 Brackenwood Drive, Old Hickory, Tennessee 37138**. Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Lindsay Mains, and Nicolas H. Mains, wife and husband and Randall Pierson and Susan Pierson, 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 21st day of November, 2018.

1 Public Homes, LLC a Tennessee limited liability company

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 21st 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 $244,900.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of November, 2018.

NOTARY PUBLIC
My Commission Expires: _____

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY