Karen Y Johnson Davidson County
Batch# 171319 DEEDWARR
12/06/2018 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20181206-0119216

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

ADDRESS NEW OWNER:
HR Investments LLC
6209 Vosswood Drive
Nashville, TN 37205

SEND TAX BILL TO:
Owner

MORTGAGEE
_____
_____
_____, _____ _____

MAP 103
GROUP 01 0
PARCEL 122.02

37540

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 **HR Investments, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors 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 part of Tract No. 4 on the Map showing the division of Jackson Place on Charlotte Pike, as of record in Book 1130, page 59, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Watts Lane, said point being the common front corner of Tracts Nos. 4 and 5 on said Map and being also the northwesterly corner of the tract of land, a 1/2 divided interest which was conveyed by Alice Hamer to Howard G. Maxwell and wife, Gertrude Maxwell, of record in Book 3872, page 522, Register' s Office for said County; thence southwardly along the line between said Tracts Nos. 4 and 5, 165.5 feet to a point; thence South 84 degrees 30' west 94.7 feet to a point which is the southeasterly corner of the Milton P. Smith and wife, Renna P. Smith, of record in Book 3708, page 213, Register's Office for said County; thence along Abbott's easterly line, North 4 degrees 45' West 179 feet to a point in the southerly margin of Watts Lane; thence eastwardly with the southerly margin of Watts Lane 120 feet to the point of beginning.

Being the same property conveyed to 1 Public Homes LLC, by Substitute Trustee's Deed from Rubin Lublin, PLLC, Substitute Trustee, for Brent S. Knight, Trustee for the benefit of Beneficial Tennessee, Inc, dated August 7, 2018, of record in Instrument No. 201808270084569, Register's Office for said County.

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 1130, page 59, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 815 Watts, Nashville, Tennessee 37209. 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 HR Investments, LLC, a Tennessee limited liability company, its successors 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, its successors 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 30th 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 30th 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 $289,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of November, 2018.

NOTARY PUBLIC
My Commission Expires: October 7, 2019

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

