Karen Y Johnson Davidson County
Batch# 172252 DEEDWARR
12/10/2018 11:21:35 AM 2 pgs
Fees: $13.00 Taxes: $771.45
20181210-0120008

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

ADDRESS NEW OWNER:
Rufus Alldredge
23554 Woodland Way
Pass Christian, MS 39571

SEND TAX BILL TO:
Owner

MAP 072
GROUP 04 0
PARCEL 268.00

# 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 **Rufus Alldredge, married and Dylan Alldredge, married, as Joint Tenants with Right of Survivorship**, 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:

The land in Davidson County, Tennessee, being Lot No, 9 of Block E on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County. Said Lot No. 9 fronts I 00 feet on the southwesterly side of Janie Avenue and runs back between parallel lines, 175 feet to a dead line.

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 Brandon G. Polito, Trustee for the benefit of Wells Fargo Financial Tennessee 1, LLC, dated October 18, 2018, of record in Instrument No. 20181025-0105894, 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 Plan of record in Plat Book 843, page 95, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1448 Janie Avenue, Nashville, Tennessee 37216. 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 Rufus Alldredge, married and Dylan Alldredge, married, as Joint Tenants with Right of Survivorship, 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 December, 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 December, 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 $208,500.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY