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

ADDRESS NEW OWNER:
Francine Sawyers
100 Shawnee Trace
Madison, Tennessee 37115

MORTGAGEE
F&M Bank, ISAOA/ATIMA
P.O.Box 451
Clarksville, Tennessee 37041

Karen Y Johnson Davidson County
Batch# 174564 **DEEDWARR**
12/17/2018 09:00:26 AM 2 pgs
Fees: $13.00 Taxes: $804.75

20181217-0122119

SEND TAX BILL TO:
Mortgagee

MAP 052
GROUP 08 0A
PARCEL 217.00

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 **Francine Sawyers, a single woman**, hereinafter called the "GRANTEE", her 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 Number 149, on the Plan of Heron Walk Section 3, Phase 1, of record in Plat Book 9700, Page 551, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed to 1 Public Homes, LLC, a Tennessee limited liability company by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., Substitute Trustee for Priority Trustee Services of Tennessee, Trustee for the benefit of Option One Mortgage Corporation, a California Corporation, dated June 29,2018, of record in Instrument No. 20180712-0067602, Register's Office 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 9700, page 551, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 100 Shawnee Trace, Madison, Tennessee 37115. 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 Francine Sawyers, a single woman, her 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, her 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

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 $217,500.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY