Karen Y Johnson Davidson County
Batch# 181154 DEEDWARR
01/07/2019 11:02:52 AM 2 pgs
Fees: $13.00 Taxes: $259.00
20190107-0001534

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

ADDRESS NEW OWNER:
Mat Farmer
214 2nd Ave North
Nashville, TN 37201

SEND TAX BILL TO:
Owner

MORTGAGEE
None

MAP 026
GROUP 09 0
PARCEL 070.00

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 **Music City Holdings, 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 lot no. 49 on the plan of Goodlettsville Heights, Section II, as of record in Book 1424, Pages 120 and 121, register's office for said county, said lot no. 49 fronts 65 feet on the southeasterly side of Moss Trail Road and runs back 287 feet on the northeasterly line an d 335.4 feet on the southwesterly line, to the westerly right of way line of the L. & N. Railroad, measuring 142 feet thereon.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company by deed from Wilson and Associates dated October 2, 2018 and recorded in Instrument no. 20181002-0097538 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 1424, page 120 and 121, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 433 Moss Trail, Goodlettsville, Tennessee 37072. 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 Music City Holdings, 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 31st day of December, 2018.

1 Public Homes LLC, a Tennessee limited liability company

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 31st 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 $70,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of December, 2018.

NOTARY PUBLIC
My Commission Expires: 5/6/19

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY