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

ADDRESS NEW OWNER:
Ute H. Breese
833 Todd Preis Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:

NEW OWNER

Karen Johnson Davidson County
Batch# 183861 DEEDWARR
01/15/2019 10:05:35 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20190115-0004042

MAP 142
GROUP 09 0A
PARCEL 015.00

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 **Ute H. Breese, unmarried 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 a part of the Plan of Doral Country Villa Condominiums, Section 1, as of record in Book 4860, Page 96, said Register's Office, the part hereby described as follows:

Being Unit No. 106 on said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section I, as of record in Book 5011, Page 395, as amended in Book 5015, Page 251, and Book 5124, Page 163, said Register's Office.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company by Warranty Deed from the Estate of Randall Eugene Gordon, dated August 13, 2008 and recorded august 17, 2018 of record in Instrument No. 20180817-0081537, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. Matters shown on the Plan of record Book 4860, Page 96, said Register's Office.
2. Covenants, conditions, restrictions and easements, if any, recorded as Book 5011, Page 395, and Amendment recorded in Book 5015 Page 251 and Book 5124, Page 163 and Instrument No. 20070504-0053687Amendment to By-Laws recorded in Instrument No. 20070523-0061626, said Register's Office.
3. Charter of Doral Country Villas Homeowners Association of record Book 5220, Page 112, of said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record in Register's Office for Davidson County.
5. Any and all restrictions, conditions, and easements of record.

This is improved property known as 833 Todd Preis Drive, Nashville, Tennessee 37221. 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 Ute H. Breese,

unmarried 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 2nd day of January, 2019.

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, 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 2nd day of January, 2019.

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 $215,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of January, 2019.

NOTARY PUBLIC
My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022