Karen Johnson Davidson County
Batch# 186596 DEEDWARR
01/22/2019 10:51:11 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20190122-0005919

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

ADDRESS NEW OWNER:
Sheilah K Jordan
3042 Whitland Crossing Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Movement Mortgage LLC
8024 Clavin Hall Road
Indian Land, SC 29707

MAP 096
GROUP 09 0B
PARCEL 021.00

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 **Sheilah K Jordan, an 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 Lot No. 3042, Donelson Place as shown on Revised Exhibit B to the First Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Donelson's Place, of record at Instrument No. 20070712-00831 1 3, as established by the Declaration of Protective Covenants, Conditions and Restrictions for Donelson's Place, of record at Instrument No. 20070703-0079564, as amended at Instrument No. 20070712-0083113, Instrument No. 20070816-00998067, and Instrument No. 20101026-0085599, and as corrected at Instrument No. 20101112-0091023, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company by Trustee's Deed from Wilson & Associates, PLLC Successor Trustee for Realty Title, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Primelending, A Plainscaptial Company, dated July 23, 2018, of record in Instrument Number 20180726-0073050, 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 Instrument No. 20070712-0083113, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 3042 Whitland Crossing Drive, Nashville, Tennessee 37214.

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 Sheilah K Jordan, 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 14th day of January, 2019.

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 14th 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 $245,000.00.

Sheilah K. Jordan
AFFIANT

Subscribed and sworn to before me on this 14th day of January, 2019.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY