Karen Johnson Davidson County
Batch# 186603 DEEDWARR
01/22/2019 10:53:11 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20190122-0005927

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

ADDRESS NEW OWNER:
PNI, LLC
P.O. Box 160372
Nashville, TN 37216

MORTGAGEE
none

SEND TAX BILL TO:
PNI LLC
P.O. Box 160372
Nashville, TN 37216

MAP 042
GROUP 08 0
PARCEL 062.00

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 **PNI, 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:

All that certain parcel of land situate in the County of Davidson, Tennessee, being described as follows:

Lot 18A on the plan of Zone Lot Division of Lots 1 thru JO, 15 thru 24 and 51 thru 60, Heritage Place of record in Book 5200,page 628, as amended in Book 6250,page 632, Register's Office for said County, Tennessee.

Said Lot No. 18A fronts 17.50 feet on the southerly margin of Amquiwood Court and extends back 129.56 feet on the westerly line, which is a broken line, and 132.09 feet on the easterly line to a dead line in the rear, measuring 28.38 feet thereon.

Being the same property as conveyed to 1 Public Homes LLC, a Tennessee limited liability company by Substitute Trustee's Deed from Brock & Scott, PLLC, Substitute Trustee for CTC Real Estate Services, Trustee, dated May 29, 2018, of record in Instrument No. 20180606-0054079, Register's Office for Davidson County.

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 5200, page 628, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 529 Amquiwood Court, 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 PNI, 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 15th 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 15th 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 $160,000.00.

agent
AFFIANT

Subscribed and sworn to before me on this 15th day of January, 2019.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY