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

Karen Johnson Davidson County
Batch# 186613 **DEEDWARR**
01/22/2019 10:59:45 AM 2 pgs
Fees: $13.00 Taxes: $1,283.90
20190122-0005942

ADDRESS NEW OWNER:
Lara K. Wright Megless
116 Queens Lane
Nashville, Tennessee 37218

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Navy Federal Credit Union, ISAOA
5505 Heritage Oaks Drive
Pensacola, Florida 32526

MAP 058
GROUP 14 0
PARCEL 179.00 & 066.00

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 **Lara K Wright Megless and Michael John Megless, husband and wife**, 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:

All that certain parcel of land situated in city of Nashville, being known as **Lot 231** and a **portion to the rear of Lot 231**, Section 10, Enchanted Hills Subdivision, Book 4460, Page 39, and being more fully described in Deed Book 10166, Page 780, Recorded on 08/26/96 among the land records of Davidson County, TN.

Included in the above description and being that said portion of the rear of Lot 231 being described in Deed Book 10166, page 780, as follows:

A Tract of Land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:

With the common line between Lots 231 and 232 Extended, N81 Degrees, 57'E, 60.93 feet to an iron pin set in the center of Parcel 71: thence, With the center of Parcel 71, S2 degrees, 18 'W, 183.57 feet to an iron pin set; thence, N89 degrees, 39' 23"W, 60.00 feet to an iron pin set at the common corner of Lots 230 and 231; thence, With the east line of Lot 231, N2 degrees, 18'E, 174.67 feet to the point of beginning and containing 10,737 square feet.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company by deed from Lenders Express Title & Escrow, Inc, Trustee dated March 12, 2003 and recorded in Instrument Number 20030404-0044684 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 10166, page 780, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 116 Queens Lane, Nashville, Tennessee 37218.

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 Lara K Wright Megless and Michael John Megless, husband and wife, 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 18th 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, 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 18th day of January, 2019.

NOTARY PUBLIC
My Commission Expires: 2-25-19

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 $347,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of January, 2019.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY