Karen Johnson Davidson County
Batch# 186849 DEEDWARRSP
01/22/2019 03:11:19 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20190122-0006281

THIS INSTRUMENT PREPARED BY:
SOBRO LAW GROUP, PLLC
513 3rd Avenue South
Nashville, Tennessee 37210

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
The Jose Luis Ayala Revocable Trust 905 Strand Fleet Dr. Antioch, TN 37013	Same	149150A8300CO

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 1 Public Homes, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to Jose Luis Ayala, Trustee of the Jose Luis Ayala Revocable Trust U/T/A July 13, 2018 and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 11 day of January, 2019.

1 PUBLIC HOMES, LLC

By: Eric Sox Member
Name: Eric Sox
Title: Member

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Eric Sox, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of 1 Public Homes, LLC, a Tennessee limited liability company, the within named bargainor, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 11 day of January, 2019.

Notary Public

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $230,000.00.

Sworn to and subscribed before me this 11 day of January, 2019.

Notary Public

My Commission Expires: 5/5/20

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Cambridge Forest Section Three, of record in Book 1700, Page 44, Register's Office for Davidson County, Tennessee, to which Plan referenced is hereby made for a more complete and accurate description.

Being the same property conveyed to 1 Public Homes, LLC by Substitute Trustee's Deed from Robert M. Wilson, Jr., Trustee for The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWALT) 2005-46CB, of record as Instrument No. 20181227-0125498, Register's Office for Davidson County, Tennessee.