Karen Johnson Davidson County
Batch# 188843 DEEDWARR
01/28/2019 10:13:37 AM 2 pgs
Fees: $13.00 Taxes: $824.73
20190128-0007977

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

ADDRESS NEW OWNER:
Derek Woods
524 Yokley Drive
Nashville, Tennessee 37207

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Castle & Cooke Mortgage, LLC, ISAOA/ATIMA
13751 S. Wadsworth Park Drive
Draper, Utah 84020

MAP 071
GROUP 01 0
PARCEL 033.00

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 **Derek Woods, a single man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No, 5 on the Map of Hardie Yokley Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, on February 19, 1948 and being made particularly as follows:

BEGINNING on the southerly margin of Yokley Drive at a point, said point being 549 feet west of the intersection of Yokley Drive with Old Matthews Road (Natchez Trail); thence with the line between Lots Nos. 5 and 6, South 8 degrees West 150 feet; thence North 82 degrees West 50 feet to the southeast corner of Lot No. 4; thence with the common line between Lots 4 and 5, North 8 degrees East to the southerly margin of Yokley Drive, thence with said Drive, South 82 degrees, East 50 feet to the point of beginning.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company, by Substitute Trustee's Deed from Brock & Scott, PLLC, Substitute Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for First Horizon Home Loans Corporation d/b/a First Tennessee Home Loans, dated June 14, 2018, of record in Instrument No. 20180619-0058618, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 524 Yokley Drive, Nashville, Tennessee 37207.

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 Derek Woods, a single man, his 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, his 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 22nd 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 22nd 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 $222,900.00.

Rick Wood

AFFIANT

Subscribed and sworn to before me on this 22nd day of January, 2019.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY