Karen Johnson Davidson County
Batch# 196271 DEEDWARR
02/19/2019 10:51:49 AM 2 pgs
Fees: $13.00 Taxes: $455.10
20190219-0014725

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

ADDRESS NEW OWNER:
Joshua Folsom
743 Harpeth Pkwy W
Nashville, Tennessee 37221

SEND TAX BILL TO:
New owner

MORTGAGEE

MAP 081
GROUP 14 0
PARCEL 118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", 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 **Joshua Folsom and Stephanie Folsom, husband and wife**, hereinafter called the "GRANTEES", their 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, State of Tennessee, being Lot No. 56, on the Plan of Revised plan of Fisk Park, of record in Book 2331, Page 114, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company, from Mike Maitland, married, by Quitclaim Deed, dated February 8, 2019 and recorded February 11, 2019, of record in Instrument No.20190211-0012649, said Register's office.

Said property is transferred subject to the following matters:

1. Matters shown on the recorded plat of Fisk Park, of record in Book 2331, Page 114, said Register's Office.
2. Property is subject to any and all restrictions, easements, and conditions of record in Register's Office for Davidson County.
3. Restrictions of record in Book 2499, Page 171, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. 2019 taxes and subsequent years.

This is improved property known as 2302 Hammoond Drive, Nashville, Tennessee 37208.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VKES-19-2302

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joshua Folsom and Stephanie Folsom, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES 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 GRANTEES, their 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 15th day of February, 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 February, 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 $123,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: _____

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022