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

Karen Johnson Davidson County
Batch# 196275 **DEEDWARR**
02/19/2019 10:59:30 AM 2 pgs
Fees: $13.00 Taxes: $850.63
20190219-0014735

ADDRESS NEW OWNER:
Christian R. Reyes Gonzalez
117 Shacklett Lane Court
Nashville, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
First National Bank of America, ISAOA
P.O. Box 980
East Lansing, Michigan 48826-0980

MAP 162
GROUP 08 0
PARCEL 070.00

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 **Christian Roberto Reyes Gonzalez, an unmarried man, and Oralia Gonzalez Esparza, an unmarried woman, as tenants in common with rights of survivorship**, 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:

Being Lot No. 10 on the Plan of Resubdivision of Lane Estates, of record in Plat Book 4860, Page 65, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company by Quitclaim Deed from American Consulting Corporation, dated March 27, 2018, of record in Instrument No. 20180328-0028854, Register's Office for Davidson County, TN.

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 4860, page 65, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 117 Shacklett Lane Court, Nashville, Tennessee 37013.

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 Christian R. Reyes Gonzalez and Oralia Gonzalez Esparza, 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 $229,900.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY