Karen Johnson Davidson County
Batch# 201016 DEEDWARR
03/01/2019 11:09:06 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20190301-0018768

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

ADDRESS NEW OWNER:
Alys Moore
5817 Carl Place
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
CapStar Bank
2002 Richard Jones Road
Nashville, 37215

MAP 091
GROUP 06 0
PARCEL 119.00

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- Series 3, a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Alys Moore, an unmarried woman**, 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:

Being Lot No. 34 on the Plan of West Park Addition as of record in Plat Book 2330, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to 1 Public Homes LLC - Series 3 by Quitclaim Deed from Les Lazarus and Dan Heichelbech, dated November 19, 2017, of record in Instrument No 20171120-0118862, Register's Office for said County.

Said property is transferred subject to the following matters:

1. 2019 taxes and subsequent years.
2. Matters shown on the recorded plat of West Park Addition, of record in Plat Book 2330, Page 39, amended in Book 3977, page 869, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 2437,page 59, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record in Register's Office for Davidson County.

This is improved property known as 5817 Carl Place, Nashville, Tennessee 37209.

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 Alys Moore, an unmarried woman, 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 27th day of February, 2019.

1 Public Homes LLC- Series 3, 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- Series 3, 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 27th day of February, 2019.

NOTARY PUBLIC
My Commission Expires: 01-23-23

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 $299,900.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of February, 2019.

NOTARY PUBLIC
My Commission Expires: 01-23-23

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY