Karen Johnson Davidson County
Batch# 209318 DEEDWARR
03/25/2019 10:10:24 AM 2 pgs
Fees: $13.00 Taxes: $621.60
20190325-0026601

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

ADDRESS NEW OWNER:
Jill Clyte Kleeberg
312 Pitts Avenue
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
First Community Mortgage, Inc.
275 Robert Rose Drive
Murfreesboro, Tennessee 37129

MAP 053
GROUP 16 0
PARCEL 093.00

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 **Jill Clyte Kleeberg, unmarried and Karen Joanne Hitchcock, unmarried**, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit: Being part of Tract No. 5 on the Plan of Life and Casualty Co.'s Subdivision, not of record, described according to a survey by T.R. Sanford, dated 9119150 and John Kohl, dated 3117166.

Beginning at a point in the center line of Pitts Avenue, formerly Old Hadley Bend Road, at Old Hopewell Road, at the corner of Tracts 5 and 6. being the northwesterly corner of Tract 6, conveyed to W.R. Kimbrough and wife, by deed of record in Book 965, Page 180, Register's Officer for Davidson County, Tennessee; thence along Kimbrough's Westerly line, South 8 degrees West 322.0 feet to York's Northeasterly corner; thence westerly 93.6 feet to a point; thence Northerly 325.5 feet, more or less, to the center line of said Pitts Ave., thence with the center line of said avenue, south 65 degrees East I 00 feet to the point of beginning.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company, by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee for Hugh M. Queener, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Pinnacle Bank, dated November 28, 2018, of record in Instrument Number 20181203-0117838, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.
2. Property is subject to any and all restrictions, easements, and conditions of record in Register's Office for Davidson County.
3. 2019 taxes and subsequent years.

This is improved property known as 312 Pitts Avenue, Old Hickory, Tennessee 37138.

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 Jill Clyte Kleeberg, unmarried and Karen Joanne Hitchcock, unmarried, 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 March, 2019.

1 Public Homes LLC, a Tennessee limited liability company

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 March, 2019.

NOTARY PUBLIC
My Commission Expires: January 23, 2023

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 $168,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY