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

ADDRESS NEW OWNER:
Chad A. Lautt, Trustee
P.O. Box 23096
Nashville, Tennessee 37202

MORTGAGEE
Same

Karen Johnson Davidson County
Batch# 211974 **DEEDWARR**
04/01/2019 10:08:30 AM 2 pgs
Fees: $13.00 Taxes: $444.00



20190401-0029040

SEND TAX BILL TO:
Mortgagee

MAP 071
GROUP 02 0
PARCEL 060.00

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 **Chad A. Lautt, Trustee of The Tip Top Trust Agreement dated October 11, 2007**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, described partly according to the survey made by Z.J. Wilkinson, Surveyor, May 12, 1949, as follows:

Beginning at the Southerly margin of Stratford Avenue, at a point 450 feet West of the Westerly margin of Hampton Avenue, being the Northwest corner of the property conveyed to James Rutledge and wife, by deed from Warren Glenn Pittman and wife, of record in Book 2154, Page 177, Register's Office for said County; thence with the Westerly line of said Rutledge property, Southwardly 150 feet; thence Westwardly and parallel with the Southerly line of Stratford Avenue, 50 feet; thence Northwardly 150 feet to the Southerly margin of Stratford Avenue; thence with said Avenue, North 15 degrees East 50 feet to the beginning.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company by Trustee's Deed from Wilson & Associates, P.L.L.C., Successor Trustee for Fidelity National Title, dated October 18, 2018 and filed of record in Instrument No. 20181025-0105895, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Otis Smith by Warranty Deed recorded September 27, 1966, at Book 4062, Page 330, Register's Office for Davidson County, Tennessee.

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 161, page 13, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1209 Avondale Circle, 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 Chad A. Lautt, Trustee of The Tip Top Trust Agreement dated October 11, 2007, its successors 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, its successors 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 29th day of March, 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 29th day of March, 2019.

NOTARY PUBLIC
My Commission Expires: Jan 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 $120,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of March, 2019.

NOTARY PUBLIC
My Commission Expires: Jan 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY