Karen Johnson Davidson County
Batch# 211979 DEEDWARR
04/01/2019 10:12:44 AM 2 pgs
Fees: $13.00 Taxes: $1,340.88
20190401-0029047

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

ADDRESS NEW OWNER:
Sabrina Anis
1221 Beautiful Valley Court
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
CMG Mortgage Inc
3160 Crow Canyon Road Ste 400
San Ramon, California 94583

MAP 126
GROUP 15 0A
PARCEL 328.00

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 **Sabrina Anis and Rahat Khan, wife and husband**, 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 35, on the Plan of Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way, of record as Instrument Number 20040806-0094780, Register's Office for Davidson County, Tennessee, 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, by Quitclaim Deed from Les Lazarus, a married man, dated October 19, 2018 and recorded October 22, 2018, of record in Instrument No. 20181022-0104431, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2019 taxes and subsequent years.
2. Matters shown on the Plan of Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way, of record as Instrument Number 20040806-0094780, Register's Office for Davidson County, Tennessee.
3. Matters shown on the all matters shown on the Plan of record in Instrument No. 20040806-0094780, Register's Office for Davidson County, Tennessee.
4. Matters shown on the Plan of record Book 6900, Page 470, said Register's Office.
5. Easement of record in Book 8992, Page 63, Book 9665, Page 420, and Instrument No.20021217-0155375, all of said Register's Office.
6. Agreements for Dedication of Public Utilities Easements of record in Instrument No. 20040204-0013636 and Instrument No. 20040406-0038745, said Register's Office.
7. Storm Water Detention Agreements of record in Instrument No. 20001120-0114598 and Instrument No. 20021217-0155375, said Register's Office.
8. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record Book 7265, Page 657, Book 9342, Page 312, Book 9735, Page 931, Book 10032, Page 813, Book 10306, Page 817, Book 11455, Page 443, Instrument No. 20000126-0008529, Instrument No. 20001211-0121618, Instrument No. 20010717-0075902 and in Instrument No. 20011119-0126832, said Register's Office.
9. Charter of Boone Trace Homeowners Association of recordBook 9607, Page 534, of said Register's Office.
10. Quitclaim Deed for open space area or common area to Boone Trace Homeowners Association of record in Instrument No. 20011119-012831, said Register's Office.

11. 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 1221 Beautiful Valley Court, Nashville, Tennessee 37221.

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 Sabrina Anis and Rahat Khan, wife and husband, 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 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, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, 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: 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 $362,400.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 01-23-23

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY