Karen Johnson Davidson County
Batch# 217483 DEEDWARR
04/15/2019 09:16:38 AM 2 pgs
Fees: $13.00 Taxes: $821.40
20190415-0033897

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

ADDRESS NEW OWNER:
Chad M. Hemphill
400 Amquiwood Court
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Mortgage Investors Group
8320 East Walker Springs Ln #200
Knoxville, Tennessee 37923

MAP 042
GROUP 08 0
PARCEL 044.00

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 **Chad M. Hemphill and Morgan R. Hemphill, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of HERITAGE PLACE Subdivision, of record in Plat Book 5200, page 628, aid Register's Office, to which 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 warranty deed from Brad Smotherman, dated August 17, 2018 and recorded August 24, 2018, of record in Instrument No. 20180824-0083920, Register's Office of 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 5200, page 628, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 400 Amquiwood Court, Madison, Tennessee 37115. 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 M. Hemphill and Morgan R. Hemphill, husband and wife, 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 11th day of April, 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 11th day of April, 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 $222,000.00.

Chad M Hemphill
AFFIANT

Subscribed and sworn to before me on this 11th day of April, 2019.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY