Karen Johnson Davidson County
Batch# 224335 DEEDWARR
05/01/2019 09:48:34 AM 2 pgs
Fees: $13.00 Taxes: $395.90
20190501-0040232

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

ADDRESS NEW OWNER:
Nicholas Edward Koran
500 Paragon Mills Road Unit N-2
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
U.S. Bank N.A., ISAOA/ATIMA
3301 Rider Trail South, 3rd Floor West
Earth City, Missouri 63045

MAP 133
GROUP 11 0A
PARCEL 101.00

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 **Nicholas Edward Koran, a single man**, hereinafter called the "GRANTEE", his 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 Unit No. N-2 of Canterbury Hall Condominium Apartments, a horizontal property regime, established by Master Deed of record in Book 5440, Page 255, in Book 5441, Page 819, and amendment to bylaws of record in Book 5865, Page 101, the Plat of which is of record in Plat Book 5200, Page 159, Register's Office for Davidson County, Tennessee, 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 Caryn D. Reker, dated October 30, 2018 and filed of record in Instrument No. 20181102-0109051, in the 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 recorded plat of Canterbury Hall Condominium Apartments, a horizontal property regime, of record in Plat Book 5200, Page 159, said Register's Office.
3. Covenants, conditions, easements and restrictions of record in Book 5440, Page 255, Amendment to Master Dead of record in Book 5441, Page 819, in the Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book4308, Page 647, in the Register's Office foe Davidson County, Tennessee.
5. Easement contained in Deed of Conveyance of record in Book 4337, Page 544, in the Register's Office for Davidson County, Tennessee.
6. Easement contained in Warranty Deed of record in Book 5337, Page 413, in the Register's Office for Davidson County, Tennessee.
7. Grant of Easement of record in Instrument No. 20090615-0055410 and Instrument No. 20140924- 0087652, in the Register's Office for Davidson County, Tennessee.
8. Charter of Canterbury Hall Homeowners Association of record in Book 5446, Page 152, in the Register's Office for Davidson County, Tennessee.
9. Bylaw Changes of record in Book 5865, Page 101, in the Register's Office for Davidson County, Tennessee.
10. Boundary Plat of record in Book 3842, Page 235, in the Register's Office for Davidson County, Tennessee.
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 500 Paragon Mills Road Unit N-2, Nashville, Tennessee 37211.

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 Nicholas Edward Koran, a single man, his 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, his 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 30th 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 30th day of April, 2019.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $107,000.00.

Nicholas Edward Koran
AFFIANT

Subscribed and sworn to before me on this 30th day of April, 2019.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY