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

ADDRESS NEW OWNER:
Samantha C. Howington
7172 Bay Cove Trail
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
The Farmers Bank, ISAOA/ATIMA
P.O. Box 657, 2952 Highway 31 W
White House, Tennessee 37188

MAP 141
GROUP 12 0B
PARCEL 107.00

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 **Samantha C. Howington and Randall G. Howington Jr., wife and husband, as Tenants by the Entirety**, hereinafter called the "GRANTEE", her 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. 85 on the Plan of Phase 5, Southampton of record in Plat Book 6900, Page 217, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company, by Substitute Trustee's Deed from Phillip L Robertson, Esq, Substitute Trustee for Ronald M. Harkavy, dated December 3, 2018 and filed of record in Instrument No. 20181203-0117931, in the 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 6900, page 217, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 7172 Bay Cove Trail, 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 **Samantha C. Howington and Randall G. Howington Jr., wife and husband, as Tenants by the Entirety**, their 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, her 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.

Karen Johnson Davidson County
Batch# 225953 DEEDWARR
05/06/2019 09:21:46 AM 2 pgs
Fees: $13.00 Taxes: $1,387.13

20190506-0041936

WITNESS our hands this the 2nd day of May, 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 2nd day of May, 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 $374,900.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of May, 2019.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY