Karen Johnson Davidson County
Batch# 228849 DEEDWARR
05/13/2019 09:37:11 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63
20190513-0044474

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

ADDRESS NEW OWNER:
Bridget M. Whalen
3914 Ivy Drive
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Movement Mortgage LLC, ISAOA/ATIMA
8024 Calvin Hall Road
Indian Land, South Carolina 29707

MAP 073
GROUP 01 0
PARCEL 222.00

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 **Bridget M. Whalen, an unmarried woman and Grant F. Fedoruk, an unmarried man**, 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:

TO CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS, TO-WIT:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN CITY OF NASHVILLE, BEING KNOWN AS 73, MOSS ROSE HEIGHTS, SECTIONS THREE AND FOUR, PLAN BOOK 1835, PAGE 103, AND BEING MORE FULLY DESCRIBED IN DEED BOOK 4832, PAGE 719, RECORDED ON JULY 10, 1974, AMONG THE LAND RECORDS OF DAVIDSON COUNTY, TN.

Said Lot 73 fronts 80 feet on the east side of Ivy Drive and extends back between parallel lines 178.3 feet to a dead line.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company, by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee for Glenn Balletto, dated December 7th 2018 and file of record as Instrument No. 20181227-0125497, 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 Moss Rose Heights, of record in Book 1835, Page 103 and being more fully described in deed Book 4832, Page 719, said Register's Office.
3. Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contained in instrument(s) of record in Book 5039, Page 359, Book 5138, Page 645, Book 5311, Page 345, Book 5910, Page 336, said Register's Office.
4. 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 3914 Ivy Drive, Nashville, Tennessee 37215.

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 Bridget M. Whalen, an unmarried woman and Grant F. Fedoruk, an unmarried man, 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 3rd 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, 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 3rd 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 $319,900.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of May, 2019.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY