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Karen Johnson Davidson County
Batch# 228853 DEEDWARR
05/13/2019 09:41:33 AM 2 pgs
Fees: $13.00 Taxes: $654.90

20190513-0044482

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

ADDRESS NEW OWNER:
Ali A. Bazari
3829 Faulkner Dr
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

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

MAP 147
GROUP 08 0
PARCEL 167.00

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 **Ali A. Bazari, unmarried**, 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 B on the Plan of 3829 Faulkner Drive Townhomes as shown on Exhibit B of Declaration of Establishing a Horizontal Property Regime for 3829 Faulkner Drive Townhomes, Protective Covenants, Conditions and Restrictions for 3829 Faulkner Drive Townhomes, (A Horizontal Property Regime with Private Elements) of record Instrument No. 20190306-0020553, 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 the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company by QuitClaim Deed from 1 Public Homes LLC, a Tennessee limited liability company, dated April 16, 2019, and filed of record in Instrument No. 20190429-0039009, 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 Plan of Hillbrook Subdivision, Section 7, of record in Plat Book 3842, Page 249, said Register's Office.
3. Subject to restrictions of record in Book 4302, Page 491 , said Register's Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin un less and on l y to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
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 3829 Faulkner Dr, 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 Ali A. Bazari, unmarried, 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 4th 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 Davison)

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 4th 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 Davison)

The actual value or consideration, whichever is greater, for this transfer is $177,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of May, 2019.

NOTARY PUBLIC
My Commission Expires: 01-23-23

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY