Karen Johnson Davidson County
Batch# 230281 DEEDWARR
05/15/2019 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $858.40
20190515-0045932

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

ADDRESS NEW OWNER:
Wando Martinez Lopez
4104 Tea Garden Way
Antioch, Tennessee 37013

SEND TAX BILL TO:
Same

MORTGAGEE
Tower Community Bank
7271 Nolensville Rd.
Nolensville, TN 37135

MAP 150
GROUP 14 0
PARCEL 096.00

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 **Monica Beatriz Padron Perez and Wando Martinez Lopez, wife and husband,** 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 LOT NO. 5 ON THE PLAN OF TEA GARDEN PLACE OF RECORD IN PLAT BOOK 8250, PAGE 571, 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 Quitclaim Deed from Capital Journey LLC, a Tennessee limited liability company, dated October 26, 2018 and filed of record as Instrument No. 20181029-0106850, 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 8250, page 571, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 4104 Tea Garden Way, Antioch, Tennessee 37013.

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 Monica Beatriz Padron Perez and Wando Martinez Lopez, wife and husband, 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 10th 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 10th day of May, 2019.

NOTARY PUBLIC
My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF ~~Davidson~~ Sumner)

The actual value or consideration, whichever is greater, for this transfer is $232,000.00.

AFFIANT

Subscribed and sworn to before me on this ~~10th~~ 15th day of May, 2019.

NOTARY PUBLIC
My Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

