Karen Johnson Davidson County
Batch# 234904 DEEDWARR
05/28/2019 08:48:48 AM 2 pgs
Fees: $13.00 Taxes: $961.63
20190528-0049774

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

ADDRESS NEW OWNER:
Grant Hartford
413 Farris Avenue
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Legacy Home Loans LLC
4004 Hillsboro Pike Ste 216B
Nashville, TN 37215

MAP 052
GROUP 03 0
PARCEL 053.00

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 **Grant Hartford, 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 the 11th Civil District of Davidson County, Tennessee, and being described according to a survey by R. L. Montoya Land Surveying, Inc. TN R.L.S.N. 697, dated April 24, 2000, as follows:

BEGINNING at a point in the East boundary of Farris Avenue; thence running in an Easterly direction 181.0 feet to a point; thence in a Northerly direction 50 feet to a point; thence South 87 deg. 31 min. 00 sec. East 95.04 feet to a point in the Southeastern corner of the herein-described property; thence with the Eastern boundary of said property North 3 deg. 18 min. 00 sec. East 176.5 feet to a point; thence with the Northern boundary of said property North 85 deg. 6 min. 00 sec. West 193.50 feet to a point in the West boundary, the same being the Northwest comer of the herein-described property and the East boundary of Farris Avenue, thence with the Eastern boundary of Farris Avenue and the West boundary of the herein-described property along the curve of Farris Avenue 203.64 feet to the point of beginning.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company by Successor Trustee's Deed from L. Gino Marchetti, Jr., Successor Trustee for Bonnette A. Dawson, dated June 29, 2018 and filed of record on June 29, 2018 in Instrument No. 20180629-0063427, in the Register's Office of Davidson County. (for value or consideration of $156,001.00)

Said property is transferred subject to the following matters:

1. 2019 taxes and subsequent years
2. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.
3. 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 413 Farris Avenue, Madison, Tennessee 37115.

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 Grant Hartford, 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 23rd 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 23rd 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)

The actual value or consideration, whichever is greater, for this transfer is $259,900.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of May, 2019.

NOTARY PUBLIC
My Commission Expires: March 7, 2023

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY