Karen Johnson Davidson County
Batch# 237531 DEEDWARR
06/03/2019 09:22:57 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20190603-0052281

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

ADDRESS NEW OWNER:
Lauren Hippensteel Judd
2413 Cooper Lane
Nashville, Tennessee 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Southwest Funding, LP ISAOA
13150 Coit Road, #100
Dallas, Texas 75240

MAP 073
GROUP 09 0
PARCEL 073 09 0

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 **Laura Hippensteel Judd and Andrew Fitch Judd, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, in the Register's Office/or 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 Substitute Trustee's Deed from Brock & Scott, PLLC, Substitute Trustee for Hugh M. Queener, dated December 10, 2018 filed of record on December 17, 2018 in Instrument No. 20181217-0122491, in the Register's Office/or Davidson County, Tennessee. (for value or consideration of $213,000.00)

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 1835, page 133, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2413 Cooper Lane, Nashville, Tennessee 37216.

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 Laura Hippensteel Judd and Andrew Fitch Judd, wife and husband, 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 28th day of May, 2019.

1 Public Homes LLC, a Tennessee limited liability company

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 28th day of May, 2019.

NOTARY PUBLIC
My Commission Expires: 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 $320,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of May, 2019.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY