Karen Johnson Davidson County
Batch# 252076 DEEDWARR
07/03/2019 08:36:01 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63
20190703-0064851

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

ADDRESS NEW OWNER:
Albert Kiteck
4808 Enoch Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
new owner

MORTGAGEE

Tax Map 093130Z00100CO
Tax Map 093130Z00200CO
Tax Map 093130Z90000CO

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 **Albert Kiteck, 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:

New Legal:

Land in Davidson County, Tennessee, being Units A and B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1405 and 1407 Hawkins Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161121-0122572 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Formerly Described as:

Land in Davidson County, Tennessee, being the easterly 33 feet 4 inches of Lot No. 48 in Sigler's Plan, as of record in Plan Book 1, Page 4, Chancery Court at Nashville.

SAID part of Lot No. 48 fronts 33 feet 4 inches on the southerly side of Hawkins Street and runs back between parallel lines 205 feet to an alley.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company, by Quitclaim Deed from American Consulting Corporation, dated June 14, 2019 and filed of record as Instrument No. 20190624-0060629, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161121-0122572, Register's Office for Davidson County, Tennessee
3) Matters shown on the Plan of record in Plat Book 1, page 4, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1405 A, B, C Hawkins Street, Nashville, Tennessee 37203.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-KW-19-1405

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 Albert Kiteck, 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 26th day of June, 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,** 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 LLC, 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 LLC as such authorized officer.

WITNESS my hand and official seal at office this 26th day of June, 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 $449,900.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of June, 2019.

NOTARY PUBLIC
My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY