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

ADDRESS NEW OWNER:
Ashlee N. Harnist
360 Huntington Ridge Drive
Nashville, Tennessee 37211

Karen Johnson Davidson County
Batch# 252299 **DEEDWARR**
07/03/2019 11:16:13 AM 2 pgs
Fees: $13.00 Taxes: $806.60
20190703-0065176

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
First Community Mortgage, Inc.
275 Robert Rose Drive
Murfreesboro, Tennessee 37129

MAP 161
GROUP 11 0A
PARCEL 018.00

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 **Ashlee N. Harnist, a single woman**, hereinafter called the "GRANTEE", her 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. 18 on the Plan of Huntington Ridge Townhomes, of record in Book 4675, Page 9, amended in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which plan 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 Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee for Talbott Title & Escrow, LLC, dated January 14, 2019 and filed of record on January 18, 2019 in Instrument No. 20190118-005383, 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 Book 4675, Page 9, amended in Plat Book 9700, Page 846,, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 360 Huntington Ridge Drive, 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 Ashlee N. Harnist, a single woman, her 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, her 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 25th day of June, 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 limited liability company, 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 limited liability company as such authorized officer.

WITNESS my hand and official seal at office this 25th day of June, 2019.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $218,000.00.

Ashlee N Hasnat
AFFIANT

Subscribed and sworn to before me on this 25th day of June, 2019.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY