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

Karen Johnson Davidson County
Batch# 256631 DEEDWARR
07/15/2019 08:45:38 AM 2 pgs
Fees: $13.00 Taxes: $536.50
20190715-0068543

ADDRESS NEW OWNER:
Jeffrey D. Stough
3621 55th Street East
Tuscaloosa, AL 35405

SEND TAX BILL TO:
Same

MORTGAGEE
Same

MAP 034
GROUP 03 0B
PARCEL 510.00

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 **Jeffrey D. Stough and Patricia L. Stough, husband and wife**, 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 unit no. 510 of Churchill Crossing, a horizontal property regime established by the Master Deed and By-Laws of record in Book 7792, Page 915, as amended in Book 7804, Page 616, and Book 7845, Page 540, Register's Office For Davidson County, Tennessee; the plat of which is of record in Plat Book 7900, Page 25, said Register's Office, and by the third amendment to the Master Deed of record in Book 10635, Page 110, said Register's Office, to which reference is hereby made for a complete and accurate description of said unit.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company, by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee for Marilyn C. McDonald, dated October 26, 2018 and filed of record on November 13, 2018 in Instrument No. 20181113-0111678, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2019 taxes and subsequent years.
2. Matters shown on the recorded plat of Churchill Crossing, a horizontal property regime, of record in Plat Book 7900, Page 25, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 7792. Page 915, as amended in Book 7804, Page 616 Book 7845, Page 540, Book 10635, Page 110, Book 10996, Page 199, and Instrument No. 20050829-010307, said Register's Office.
4. Charter of Homeowners Association of record Book 7788, Page 924, of said Register's Office.
5. Storm Water Detention Agreement of record Book 10779, Page 627, said Register's Office.
6. 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 510 Churchill Crossing, 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 Jeffrey D. Stough and Patricia L. Stough, husband and wife, 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 11th day of July, 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 11th day of July, 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 $145,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of July, 2019.

NOTARY PUBLIC
My Commission Expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY