Karen Johnson Davidson County
Batch# 265482 DEEDWARR
08/02/2019 09:26:22 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20190802-0076451

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

ADDRESS NEW OWNER:
Thayer Roderick Townsend
3317 William Bailey Drive
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Regions Bank d/b/a Regions Mortgage, ISAOA
2050 Parkway Office Circle
Brimingham, Alabama 35244

MAP 059
GROUP 15 0A
PARCEL 085.00

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 **Thayer R. Townsend and Beverly M. Townsend, 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 Lot No. 166 on the plan of Chateau Valley, Phase III, of record as Instrument No. 20001103-0109136 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

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 Andrew C. Rambo, dated November 1, 2018, of record in Instrument No. 20181116-0113111, 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 the plan of Chateau Valley, Phase III, of record in Instrument No. 20001103-0109136, said Register's Office.
3. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7835, page 86, made applicable to subject land by Instrument No. 20011012-0111713, in said Register's Office.
4. Quitclaim Deed to Chateau Valley Homeowners' Association for Open Spaces of record as Instrument No. 20060405-0039304 in said Register's Office.
5. 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 3317 William Bailey Drive, Nashville, Tennessee 37209.

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 Thayer R. Townsend and Beverly M. Townsend, 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 30th 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 30th 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 $295,000.00.

Thayer R. Townsend
AFFIANT

Subscribed and sworn to before me on this 30th day of July, 2019.

NOTARY PUBLIC
My Commission Expires: 05-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY