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

Karen Johnson Davidson County
Batch# 276215 DEEDWARR
08/26/2019 09:12:44 AM 2 pgs
Fees: $13.00 Taxes: $702.63
20190826-0085303

ADDRESS NEW OWNER:
Rachel Dillard
3831 West End Ave #30
Nashville, Tennessee 37205

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Broker Solutions Inc.
P.O. Box 2968
Kennesaw, Georgia 30156

MAP 103
GROUP 12 0C
PARCEL 030.00

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 **Rachel Dillard, 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 Unit 30 on the Plan of 3831 Condominium of record in Plat Book 5200, page 302, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 3831 Condominium, a horizontal property regime established by Master Deed of record in Book 5699, page 857, said Register's Office.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company, by Successor Trustee's Deed from Surber, Asher, Surber, & Moushon, PLLC, Successor Trustee for The 3831 Condominium Association, dated May 29, 2018 and file of record in Instrument No. 20180529-0050856, 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 3831 Condominium, a horizontal property regime, of record in Plat Book 5200, page 302, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 5699, page 857, said Register's Office.
4. Charter of Homeowners Association of record Book 5701, page 292, of said Register's Office.
5. Property is subject to Agreement, of record in Book 5704, page 60, 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 3831 West End Ave #30, Nashville, Tennessee 37205.

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 Rachel Dillard, 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 23rd day of August, 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 23rd day of August, 2019.

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

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 $189,900.00.

Rachel Dillard
AFFIANT

Subscribed and sworn to before me on this 23rd day of August, 2019.

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

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY