Karen Johnson Davidson County
Batch# 282387 DEEDWARR
09/09/2019 08:36:21 AM 2 pgs
Fees: $13.00 Taxes: $1,176.60
20190909-0090500

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

ADDRESS NEW OWNER:
Jennifer Tribble
2411 Milton Drive
Nashville, Tennessee 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
F&M Bank
P.O.Box 451
Clarksville, Tennessee 37041

MAP 073
GROUP 01 0
PARCEL 124.00

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 **Jennifer Tribble, a unmarried 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 16 ON THE MAP OF HIGHLANDS VIEW SUBDIVISION, AS OF RECORD IN BOOK 1424, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY 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 Alan E. South, dated January 5, 2019 and field of record in Instrument No. 20190204-0010423, 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 Plat Book 1424, page 39, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2411 Milton Drive, Nashville, Tennessee 37216.

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 Jennifer Tribble, a unmarried 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 5th day of September, 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 5th day of September, 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 $318,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of September, 2019.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY