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

ADDRESS NEW OWNER:
Matt Walker
6519 Cougar Drive
Nashville, Tennessee 37209

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

Karen Johnson Davidson County
Batch# 286655 DEEDWARR
09/17/2019 08:36:18 AM 2 pgs
Fees: $13.00 Taxes: $1,266.88
20190917-0093914

SEND TAX BILL TO:
Mortgagee

MAP 102
GROUP 04 0
PARCEL 206.00

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 **Matt Walker, single man**, hereinafter called the "GRANTEE", his 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. 774 on the Plan of Charlotte Park Section 22 of record in Plat Book 3700, Pages 67 & 68, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 774 fronts 77.5 feet on the northwesterly side of Cougar Drive and extends back 154 feet on the northeasterly line and 154.1 feet on the southwesterly line, to a line at the rear, measuring 77.5 feet thereon.

Being the same property conveyed to 1 Public Homes, LLC, a Tennessee limited liability company, by Warranty deed from Music City Holdings, LLC, a Texas limited liability company, dated February 28, 2019 and filed of record in Instrument No. 20190304-009265, in the Register's for Davidson Count, Tennessee.

Said property is transferred subject to the following matters:

1. 2019 taxes and subsequent years.
2. Matters shown on the recorded plat of Charlotte Park, of record in Plat Book 3700, Pages 67 & 68, said Register's Office.
3. 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 6519 Cougar 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 Matt Walker, his 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, his 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 3rd 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 3rd 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 $342,400.00.

AFFIANT

Subscribed and sworn to before me on this 3rd 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