Karen Johnson Davidson County
Batch# 295364 DEEDWARR
10/03/2019 09:30:21 AM 2 pgs
Fees: $13.00 Taxes: $850.63
20191003-0101100

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

ADDRESS NEW OWNER:
Stephen N. Garner
123 Scenic View Road
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE
Cardinal Financial Company Limited Partnership
P.O. Box 961292
Fort Worth, Texas 76161

MAP 044
GROUP 05 0
PARCEL 012.00

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 **Stephen N. Garner and Samantha R. Garner, 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 THE NORTHWESTERLY 55.4 FEET OF LOT NO. 71 AND THE SOUTHEASTERLY 16.9 FEET OF LOT NO. 70 ON THE UNRECORDED PLAN OF SCENIC VIEW SUBDIVISION, AND BEING LOT F, ON THE MAP OF THE RESUBDIVISION OF LOTS 67 TO 74, INCLUSIVE, ON SAID PLAN, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF, MADE BY JAMES L. MURPHY, JR., DATED APRIL 21, 1959, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF SCENIC VIEW DRIVE, FORMERLY HAVRON AVENUE, 144.6 FEET NORTHWESTERLY FROM THE INTERSECTION OF A 20-FOOT PUBLIC RIGHT-OF-WAY; THENCE WITH THE MARGIN OF SAID AVENUE, NORTH 46 DEGREES 29' WEST 72.3 FEET TO A POINT; THENCE NORTH 43 DEGREES 59' EAST 170.24 FEET TO A POINT; THENCE SOUTH 46 DEGREES 01' EAST 72.3 FEET TO A POINT; THENCE SOUTH 43 DEGREES 59' WEST 169.66 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company, by Quitclaim Deed from Eric Sox, a married man, deed dated March 1, 2019 and filed of record in Instrument No. 20190311-0021693, in the register's Office of Davidson County, Tennessee.
Said property is transferred subject to the following matters:

1. 2019 taxes and subsequent years.
2. 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 123 Scenic View Road, Old Hickory, Tennessee 37138.

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 Stephen N. Garner and Samantha R. Garner, 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 30th day of September, 2019.

1 Public Homes LLC, a Tennessee limited liability company

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 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 $229,900.00.

AFFIANT

Subscribed and sworn to before me on this 30th 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