Karen Johnson Davidson County
Batch# 302939 DEEDWARR
10/21/2019 08:27:01 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20191021-0107251

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

ADDRESS NEW OWNER:
Elba A. Diaz Menendez
3741 Belle Oaks Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Franklin Synergy Bank, ISAOA/ATIMA
722 Columbia Ave, Attn: Mortgage Department
Franklin, Tennessee 37064

MAP 150
GROUP 11 0
PARCEL 277.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "", 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 **Elba A. Diaz Menendez, single woman**, hereinafter called the "", , a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 14 ON THE PLAN OF PHASE I, BELLE OAKS SUBDIVISION (FORMERLY MT. VIEW SUBDIVISION & ACURA SUBDIVISION), AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 768, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company, by Quitclaim Deed from Les Lazarus, a married man, deed dated April 8, 2019 and filed of record in Instrument No. 20190415-0033876 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 Belle Oaks, of record in Book 6900, Page 768, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 7821, Page 266, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previosly recorded in Register's Office for Davidson County.

This is improved property known as 3741 Belle Oaks Drive, Antioch, Tennessee 37013.

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 Elba A. Diaz Menendez, , forever, and, GRANTOR does covenant with the said 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 , , 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 18th day of October, 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 18th day of October, 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 $249,900.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of October, 2019.

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

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY