Karen Johnson Davidson County
Batch# 302943 DEEDWARR
10/21/2019 08:29:25 AM 2 pgs
Fees: $13.00 Taxes: $934.99
20191021-0107259

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

ADDRESS NEW OWNER:
Adrienne Fisher
3748 Waterford Way
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

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

MAP 151
GROUP 01 0A
PARCEL 125.00

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 **Adrienne Fisher**, a single woman, hereinafter called the "", , 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 125, on the plan of Chatham Pointe, as of record in Plat Book 6900, pages 444 through 447, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company, by Substitute Trustee's Deed from Brock & Scott, PLLC, Substitute Trustee for First American Title Company, deed dated February 11, 2019 and filed of record in Instrument No. 20190219-0014711, 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 Chatham Pointe, of record in Plat Book 6900, page 444, said Register's Office.
3. Subject to the Charter of Chatham Pointe Homeowner's Association of record in Book 7597, page 977, Register's Office for Davidson County. Tennessee.
4. Subject to Declaration of Covenants, conditions and Restrictions of record in Book 7358, page 656, Book 7538, page 792, Book 7599, Page 812, Book 8667, page 381 and Instrument No. 20020719- 0087288, Register's Office for Davidson County, Tennessee.
5. 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 3748 Waterford Way, 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 Adrienne Fisher, , 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 15th 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 Davison)

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 15th 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 Davison)

The actual value or consideration, whichever is greater, for this transfer is $252,700.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of October, 2019.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY