Karen Johnson Davidson County
Batch# 303920 DEEDWARR
10/22/2019 08:32:41 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20191022-0107875

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

ADDRESS NEW OWNER:
Tara Canfield
3174 Earhart Road
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE
Gardner Financial Services LTD, dba Legacy Mutual Mortgage,
ISAOA/ATIMA
3503 Paesanos Parkway
San Antonio, Texas 78231

MAP 098
GROUP 06 0A
PARCEL 115.00

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 **Tara Jean Canfield, single 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:

BEING Lot No. 107 on the Plan of Phase One, Section B, Bridgewater, of record in Instrument 20060425-0046949, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067982, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

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 Larry A. Weissman, deed dated August 19, 2019 and filed of record in Instrument No. 20190820-0083210, 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 the Plan of Phase One, Section B, Bridgewater, of record in Instrument 20060425-0046949, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record, said Register's Office.
4. Charter of Homeowners Association of record, of said Register's Office.
5. 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 3174 Earhart Road, Hermitage, Tennessee 37076.

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 **Tara Jean Canfield**, single 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 21st day of October, 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 Limited Liability Company, and that he as such member, 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 member.

WITNESS my hand and official seal at office this 21st 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 $510,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st 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