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

Karen Johnson Davidson County
Batch# 306445 DEEDWARR
10/25/2019 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20191025-0109723

ADDRESS NEW OWNER:
L.A.N.D. Group, LLC
9308 Chevoit Drive
Brentwood, TN 37027

SEND TAX BILL TO:
New Owner

MORTGAGEE
_____
_____
_____, _____ _____

MAP 090
GROUP 08 0
PARCEL 031.00

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 **L.A.N.D. Group, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors 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 northerly 50 feet of the southeasterly one-quarter of Lot No. 54 on the Plan of West Nashville Annex, as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee. Said part of Lot No. 54 fronts 50 feet on the westerly side of Annex Avenue and runs back westerly between parallel lines from the center of said Avenue, 200 feet.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company, by Quitclaim Deed from Andy Regg, dated January 17, 2019 and filed of record in Instrument No. 20190313-0022820, 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 Plan of West Nashville Annex, of record in Book 332, Page 11, 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 613 Annex Avenue, 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 L.A.N.D. Group, LLC, a Tennessee limited liability company, its successors 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, its successors 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

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 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 $160,000.00.

Taylor Stroud
AFFIANT

Subscribed and sworn to before me on this 21st day of October, 2019.

Alyssa Rayne
NOTARY PUBLIC
My Commission Expires: 9/7/2020

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

