Karen Johnson Davidson County
Batch# 307382 DEEDWARR
10/29/2019 09:33:25 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63
20191029-0110692

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

ADDRESS NEW OWNER:
Tracy Koonce
403 Hill Road
Brentwood, Tennessee 37220

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
LoanDepot.com, LLC
26642 Towne Center Drive
Foothill Ranch, California 92610

MAP 161
GROUP 09 0
PARCEL 117.00

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 **Tracy Koonce, unmarried 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: 10-B on the Plan of Section One, Brentwood Meadows, of record in Book 5200, page 694, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company, by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee for Jenkins & Coomer, deed dated February 11, 2019 and filed of record in Instrument No. 20190215-0014267, 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 Brentwood Meadows, of record in Book 5200, page 694, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 6291, Page 292, and Book 6771, Page 442, 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 403 Hill Road, Brentwood, Tennessee 37220.

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 Tracy Koonce, unmarried 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 25th day of October, 2019.

1 Public Homes LLC, a Tennessee limited liability company

Eric Sox Member

By: Eric Sox, Member, Authorized Member

STATE OF Tennessee)
COUNTY OF Daivdson)

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 **Authorized Member** of **1 Public Homes LLC, a Tennessee limited liability company,** the within named bargainor, , 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 as such Member.

WITNESS my hand and official seal at office this 25th day of October, 2019.

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

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF Tennessee)
COUNTY OF Daivdson)

The actual value or consideration, whichever is greater, for this transfer is $279,900.00.

Tracy Koone
AFFIANT

Subscribed and sworn to before me on this 25th day of October, 2019.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY