Karen Johnson Davidson County
Batch# 313354 DEEDWARR
11/08/2019 09:17:44 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20191108-0115553

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

ADDRESS NEW OWNER:
Anna Parks
1405 Pierce Road
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
CMG Mortgage Inc
3160 Crow Canyon Road Ste 400
San Ramon, California 94583

MAP 043
GROUP 01 0
PARCEL 143.00

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 **Anna Parks and Joel Parks, wife and hudband**, 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:

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lots O and P on the Plan of W.P. Ready's Subdivision of the Thornton Tract of record in Book 322, page 110, said Register's Office, and more particularly described according to a survey by Donald R. Carver, Surveyor, dated October 3, 1976, said survey being recorded October 20, 1976, in Book 5060, page 39, said Register's Office as follows:

BEGINNING at a point 184.02 feet from the Southwest corner of the original intersection of Pierce Avenue and Lawrence Avenue. Said point being in the Easterly margin of Pierce Avenue; thence South 83° 09' East, 202.65 feet to a point; thence South 21° 00' West 60 feet to a point; thence South 89° 30' East 270 feet to a point; thence North 52° 00' East 110 feet to a point; thence North 86° 46' 56" West 450.19 feet to a point in the Easterly margin of Pierce Road; thence Southwardly 85 feet along the Easterly margin of Pierce Road to the beginning, said property being shown as Tract II on said survey.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company, by Quitclaim Deed from Les Lazarus, a married man, dated March 26, 2019 and filed of record in Instrument No. 20190401-0029038, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1405 Pierce Road, Madison, Tennessee 37115.

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 Anna Parks and Joel Parks, wife and hudband, 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 4th day of November, 2019.

1 Public Homes LLC, a Tennessee limited liability company

Eric Sox Member

By: Eric Sox, Authorized 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 **Authorized Member** of **1 Public Homes LLC, a Tennessee limited liability company,** the within named bargainor, Eric Sox , and that he as such , with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such .

WITNESS my hand and official seal at office this 4th day of November, 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 $205,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of November, 2019.

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

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY