Karen Johnson Davidson County
Batch# 334206 DEEDWARR
12/26/2019 08:44:34 AM 2 pgs
Fees: $13.00 Taxes: $569.80
20191226-0132783

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

ADDRESS NEW OWNER:
Steven Rideout
1452 Pawnee Trail
Madison, Tennessee 37115

SEND TAX BILL TO:
Owner

MORTGAGEE
Same

MAP 063
GROUP 02 0
PARCEL 129.00

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 **Steven Rideout**, hereinafter called the "GRANTEE", his heirs 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, described according to a survey made by Harvey Gee, October 12, 1951, as follows:

Beginning on the westerly margin of Pawnee Trail at the southeast comer of the property conveyed to Vernon M. Mayhugh and wife, by deed from Charles U. Coggin, Trustee, of record in Book 2093, page 188, Register's Office for said County: thence with the westerly margin of said Trail around a slight curve having a radius of 926 feet, southeastwardly 100 feet to the northeast comer of the property conveyed to F. W. Ashburn and wife, by deed from Charles U. Coggin, Trustee of record in Book 2041, page 244, said Register's Office; thence with said Ashbum's northern boundary line, south 57 deg. 58 min. west 150 feet, northwestwardly 83.8 feet to said Mayhugh's southwest comer; thence with said Mayhugh's southern boundary line, north 51 deg. 48 min east 150 feet to the beginning.

Being the same property conveyed to 1 Public Homes, LLC, a Tennessee limited liability company, by Trustee's Deed from Jane McCullough, Trustee, dated February 21, 2019 and filed of record in Instrument No. 20190222-0016141, in the Register's Officer for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. No insurance is afforded as to the acreage or square footage contained in the insured property.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville Davidson County of record Book 6975, page 37, 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 **1452 Pawnee Trail, 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 Steven Rideout, his 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, his 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 16th day of December, 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, 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 16th day of December, 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 $154,000.00.

Steve Rideout
AFFIANT

Subscribed and sworn to before me on this 16th day of December, 2019.

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

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY