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

ADDRESS NEW OWNER:
Lauren H. Lee
3020 Vistavalley Ct
Nashville, Tennessee 37218

MORTGAGEE
CapStar Bank
2002 Richard Jones Road
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 342088 **DEEDWARR**
01/13/2020 09:28:06 AM 2 pgs
Fees: $13.00 Taxes: $1,032.30

20200113-0004103

SEND TAX BILL TO:
Mortgagee

MAP 059
GROUP 05 0
PARCEL 262.00

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, LLCa Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Lauren H. Lee, married 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. 267 ON THE PLAN OF BUENA VISTA ESTATES, SECTION 6 AS OF RECORD IN BOOK 4460, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 267 FRONTS 75 FEET ON THE EASTERLY SIDE OF VISTA VALLEY COURT AND EXTENDS BACK BETWEEN PARALLEL LINES 134.5 FEET TO A DEAD LINE IN THE REAR.

Being the same real property conveyed to 1 Public Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from CH & CH, LLC, a Tennessee limited liability company, dated June 7, 2019 and filed of record in Instrument No. 20190610-0055051, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of the plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, said Register's Office.
3. 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 3020 Vistavalley Ct, Nashville, Tennessee 37218.

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 Lauren H. Lee, married 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 10th day of January, 2020.

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

WITNESS my hand and official seal at office this 10th day of January, 2020.

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 $279,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of January, 2020.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY