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

ADDRESS NEW OWNER:
Caroline Rabiner
3404 Doriswood Ct
Antioch, Tennessee 37013

MORTGAGEE
First Bank, ISAOA/ATIMA
318 Seaboard Lane
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 345348 **DEEDWARR**
01/21/2020 08:31:37 AM 2 pgs
Fees: $13.00 Taxes: $628.63

20200121-0006715

SEND TAX BILL TO:
Mortgagee

MAP 150
GROUP 07 0
PARCEL 452.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", 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 **Caroline Rabiner, a single woman and Andrew S. Rabiner, a married man**, as tenants in common with rights of survivorship, hereinafter called the "GRANTEES", their 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, being Lot No. 37-B on the Plan of Lakeshore Woods, Section III, a Zone Lot Division of Lot No. 37, of record in Book 5200, Page 621 and amended in Book 6250, Page 166, Register's Office for said County, to which plan reference is hereby 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 Joseph B. Pitt, Jr., dated May 7, 2019 and filed or record as Instrument No. 20190514-0045176, 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 Lakeshore Woods, Section III, a Zone Lot Division, of record in Book 5200, Page 621,and amended in Book 6250, Page 166, 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 3404 Doriswood Ct, Antioch, Tennessee 37013.

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 Caroline Rabiner, a single woman and Andrew S. Rabiner, a married man, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES 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 GRANTEES, their 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 17th day of January, 2020.

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, **authorized 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 .

WITNESS my hand and official seal at office this 17th day of January, 2020.

NOTARY PUBLIC
My Commission Expires: January 23, 2023

My Commission Expires

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 $169,900.00.

Caroline Kalina

AFFIANT

Subscribed and sworn to before me on this 17th day of January, 2020.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY