Karen Johnson Davidson County
Batch# 351795 DEEDWARR
02/03/2020 09:44:32 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20200203-0012001

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

ADDRESS NEW OWNER:
Alex L. Gander
7267 Bidwell Road
Joelton, Tennessee 37080

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Mortgage Research Center, LLC
Veterans United Home Loans
1400 Veterans United Drive
Columbia, Missouri 65203

MAP 014
GROUP 00 0
PARCEL 204.00

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 **Alex L. Gander and JaTorey Gander, husband and wife**, 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:

Situated and lying In the 14th Civil District of Davidson County, Tennessee, being described as Tract I according to an unrecorded survey by Tommy E. Walker, P.O. Box 495, Ridgetop, TN 37152, Tennessee R.L.S. No. 1465, dated March 26,1992 as follows, to wit: Beginning at a point In the westerly margin of Bidwell Road, being the northeast comer of this tract and the southeast comer of a tract of land owned by Joe A. Smith, etux, of record in Book 4412, Page 575, R.O.D.C.T.; thence with the westerly margin of Bidwell Road South 02 degrees 20' 50" West 150.00 feet to a point; thence North 87 degrees 30' 00" West 789.86 feet to a point; thence North 02 degrees 20' 50" East 150.00 feet to a point; thence South 8 degrees 30' 00" East 789.86 feet to the point of beginning, containing 2.72 acres, more or less.

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 Steltemeier & Westbrook, PLLC, dated April 22, 2019 and filed of record in Instrument No. 20190429-0039301, 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 7267 Bidwell Road, Joelton, Tennessee 37080.

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 Alex L. Gander and JaTorey Gander, husband and wife, 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 22nd 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 22nd day of January, 2020.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

Jatony Hader
AFFIANT

Subscribed and sworn to before me on this 22nd day of January, 2020.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY