Karen Johnson Davidson County
Batch# 361707 DEEDWARR
02/24/2020 08:40:59 AM 2 pgs
Fees: $13.00 Taxes: $639.73
20200224-0019892

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

ADDRESS NEW OWNER:
Annabelle L. Smoot
110 Bellevue Road, #14
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Regions Bank d/b/a Regions Mortgage, ISAOA
2050 Parkway Office Circle
Brimingham, Alabama 35244

MAP 142
GROUP 15 0A
PARCEL 014.00

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 **Annabelle L. Smoot, unmarried 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:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 14 ON THE PLAN OF FIRST REVISION, BELLEVUE MANOR CONDOMINIUMS, OF RECORD IN BOOK 5200, PAG E 231, REGISTER'S OFFICE FOR SAID COUNTY, WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Being the same real property conveyed to 1 Public Homes, LL, a Tennessee Limited Liability Company, by Quitclaim Deed from 1 Public Homes LLC Series 4, a Tennessee Limited Liability Company, dated June 28, 2019 and filed of record in Instrument No. 20190703-0065155, in the Register's Office of 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 BELLEVUE MANOR CONDOMINIUMS, of record in Book 5200, Page 231, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 110 Bellevue Road, #14, Nashville, Tennessee 37221.

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 Annabelle L. Smoot, unmarried 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 20th day of February, 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 20th day of February, 2020.

Rachel Hardaway

NOTARY PUBLIC
My Commission Expires: 4-18-2022

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 4-18-2022

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $172,900.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of February, 2020.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY