Karen Johnson Davidson County
Batch# 378881 DEEDWARR
03/30/2020 08:12:33 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20200330-0033631

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

ADDRESS NEW OWNER:
Andrew Robertson
166 Oak Valley Dr
Nashville, Tennessee 37207

SEND TAX BILL TO:
Owner

MORTGAGEE
Legacy Home Loans LLC
4025 Hillsboro Rd Ste 601
Nashville, Tennessee 37215

MAP 060
GROUP 03 0
PARCEL 134.00

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 **Andrew Robertson, an unmarried man and Katherine Blatt, an unmarried woman**, 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. 23 on the Plan of Oak Park Subdivision, Section 1, as of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Oak Valley Drive the common front corners of Lots 22 and 23; thence with the line between said lots southwardly 150.81 feet to a concrete monument at the rear corners of Lots 22, 23 and 24; thence with the line between Lots Nos. 23 and 24, westward 146.65 feet to a point in the easterly margin of Larkspur Drive; thence with said margin of said Drive northwardly 113.47 feet to a concrete monument at the beginning of a curve to the right having a radius of 28.35 feet; thence around said curve northeastwardly 43.94 feet to a concrete monument in the southerly margin of Oak Valley Drive; thence with said margin of said Drive, eastwardly 93 feet to the point of beginning.

Being the same property conveyed to 1 Public Homes, LLC, a Tennessee limited liability company by Warranty Deed from Nicole Galbreath and Michael Galbreath, dated June 11, 2019, and filed for record in Instrument No. 20190613-0056806, 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 Oak Park Subdivision, Section 1, of record in Book 3600, page 84, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record in Register's Office for Davidson County.

This is improved property known as 166 Oak Valley Dr, Nashville, Tennessee 37207.

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 Andrew Robertson, an unmarried man and Katherine Blatt, an unmarried woman, 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 18th day of March, 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 18th day of March, 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 $299,900.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of March, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires

January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY