Karen Johnson Davidson County
Batch# 382277 DEEDWARR
04/06/2020 03:26:48 PM 2 pgs
Fees: $13.00 Taxes: $277.50
20200406-0036427

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

ADDRESS NEW OWNER:
Cornerstone Investment Inc.
718 Thompson Ln., Ste 108
Nashville, TN

SEND TAX BILL TO:
Owner

MORTGAGEE
Same

MAP 150
GROUP 07 0
PARCEL 302.00

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 **Cornerstone Investments, Inc., a Tennessee Corporation**, hereinafter called the "GRANTEE", its successors 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 46-A, Lakeshore Woods, Section 3, recorded In Book 650, page 507, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to 1 Public Homes, LLC, a Tennessee limited liability company, by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., Substitute Trustee for Arnold M. Weiss, Esq., dated March 25, 2020 and filed of record in Instrument No. 20200331-0034554, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Arnold M. Weiss, Esq., Trustee for the benefit of Wells Fargo Home Mortgage, Inc., by Deed of Trust from Marie Florek, a single person, dated April 16, 2004 and filed of record in Instrument No.20040428-0048470, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Rose Marie Florek, by Warranty Deed from Henry G. Cisneros, Secretary of Housing and Urban Development Act, dated May 19, 1995 and filed of record in Book 9679, Page 791, 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 Lakeshore Woods, of record in Book 650, Page 507, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 6230, Page 385, said Register's Office.
4. 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 3350 Oak Trees Court, 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 Cornerstone Investments, Inc., a Tennessee Corporation, its successors 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, its successors 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 3rd day of April, 2020.

1 Public Homes, LLC., a Tennessee limited liability company

Eric Sox Member

By: Eric Sox, as 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 **as authorized member** of **1 Public Homes, LLC., a Tennessee limited liability company,** the within named bargainor **Eric Sox,** and that he as such **as 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 3rd day of April, 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 $75,000.00.

Rachel Hardaway
AFFIANT

Subscribed and sworn to before me on this 3rd day of April, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY