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

ADDRESS NEW OWNER:
Katherine Clayton
312 Ocala Circle
Nashville, Tennessee 37211

MORTGAGEE
First Bank,
318 Seaboard Lane
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 385702 DEEDWARR
04/14/2020 02:41:39 PM 2 pgs
Fees: $13.00 Taxes: $939.43
20200414-0039080

SEND TAX BILL TO:
Mortgagee

MAP 162
GROUP 05 0
PARCEL 206.00

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, LLCa Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Katherine Clayton and William Clayton, wife and husband**, 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. 70 on the plan of Hickory Valley Subdivision Section 3 as of record in Book 4460, Page 86, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 1 Public Homes, LLC, a Tennessee limited liability company, by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee for First American Title Insurance, dated September 23, 2019 and filed of record in Instrument No. 20190926-0097980, 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 Hickory Valley Subdivision Section 3, of record in Book 4460, Page 86, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 4604, Page 526, Book 4630, Page 548, andBook 5967, Page 773, 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 312 Ocala Circle, Nashville, Tennessee 37211.

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 Katherine Clayton

and William Clayton, 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 9th day of April, 2020.

1 Public Homes, LLCa Tennessee limited liability company

By: Eric Sox, 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,** the within named bargainor **1 Public Homes, LLC,** a Tennessee limited liability company, 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 a Tennessee limited liability company as such Authorized Member.

WITNESS my hand and official seal at office this 9th 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 $253,900.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of April, 2020.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY