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

Karen Johnson Davidson County
Batch# 395518 **DEEDWARR**
05/04/2020 03:08:55 PM 2 pgs
Fees: $13.00 Taxes: $947.20

20200504-0046449

ADDRESS NEW OWNER:
Jessica Havard
511 Nall Avenue
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Pinnacle Bank
150 3rd Ave S., Suite 100
Nashville, TN 37201

MAP 091
GROUP 09 0
PARCEL 281.00

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 **Jessica Havard, a single 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:

Lot 5-A zone lot division lots 4 & 5 on the Plan of Nall Heights as shown by a map of record in Plat Book 5190 at page 548, as amended in Book 5200 at page 733, in the Davidson County, Tennessee Register of Deed office.

Being the same property conveyed to 1 Public Homes LLC by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee, dated July 9, 2019, filed of record July 16, 2019 in Instrument No. 20190716-0069580, 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 Nall Heights, of record in Book 5200, Page 733, 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 511 Nall Avenue, Nashville, Tennessee 37209.

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 **Jessica Havard, a single 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-20-511

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 1st day of May, 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 1st day of May, 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 $256,000.00.

Bonnie Gage
AFFIANT

Subscribed and sworn to before me on this 1st day of May, 2020.

Kate Nyquist
NOTARY PUBLIC
My Commission Expires: _____

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021