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

ADDRESS NEW OWNER:
Jeremy L Parrish
554 Pueblo Drive
Madison, Tennessee 37115

Karen Johnson Davidson County
Batch# 435440 **DEEDWARR**
07/10/2020 01:01:26 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20200710-0075540

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Mortgage Investors Group, ISAOA
8320 East Walker Springs Lane
Knoxville, TN 37923

MAP 052
GROUP 08 0
PARCEL 027.00

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 **Jeremy L Parrish, an unmarried man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 41 on the Plan of Sequoia Valley, Section 1, of record in Book 3700, Page 81, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description. Said Lot No. 41 fronts 100.0 feet on the northerly side of Pueblo Drive and runs back parallel lines 150 feet to a rear line which measures 100 feet.

Being the same property conveyed to 1 Public Homes, LLC, a Tennessee limited liability company, by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee for Greg A. Ziskind, dated December 23, 2019 and filed of record in Instrument No. 20191230-0134206, 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 Sequoia Valley, Section 1, of record in Book 3700, Page 81, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 4047, Page 877, 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 554 Pueblo Drive, Madison, Tennessee 37115.

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 Jeremy L Parrish, an unmarried man, his 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, his 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 6th day of July, 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 6th day of July, 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 $295,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of July, 2020.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY