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

Karen Johnson Davidson County
Batch# 442311 **DEEDWARR**
07/22/2020 12:12:55 PM 2 pgs
Fees: $13.00 Taxes: $1,365.30
20200722-0080465

ADDRESS NEW OWNER:
William P. Donnelly
7949 Stallion Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

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

MAP 128
GROUP 14 0
PARCEL 173.00

# 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 companyLLC** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **William P. Donnelly, a single man and Hannah Harris, a single woman, as tenants on common with rights of survivorship,** 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. 54, on the Plan of Stacy Square, Section 2, of record in Plat Book 4175, Page 30, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee, dated January 3, 2020 and filed of record January 7, 2020 in Instrument No. 20200107-0002254, 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 Stacy Square, of record in Book 4175, Page 30, 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 7949 Stallion Drive, Nashville, Tennessee 37221.

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 William P. Donnelly, a single man and Hannah Harris, a single woman, as tenants on common with rights of survivorship, 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 21st day of July, 2020.

**1 Public Homes LLC, a Tennessee Limited liability companyLLC**

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 LLC as such .

WITNESS my hand and official seal at office this 21st 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 $369,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of July, 2020.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY