Karen Johnson Davidson County
Batch# 449524 DEEDWARR
08/04/2020 12:31:25 PM 2 pgs
Fees: $13.00 Taxes: $865.80
20200804-0086129

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

ADDRESS NEW OWNER:
Ivy Franklin
2502 Allenwood Drive
Nashville, Tennessee 37207

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Republic Bank & Trust Company, ISAOA
601 W. Market Street
Louisville, Kentucky 40202

MAP 071
GROUP 04 0
PARCEL 242.00

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 **Ivy Franklin, 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:

Being Lot No. 72 on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175, Pages 82 and 83, Register's Office for Davidson County, Tennessee, reference to which plan is hereby 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 R. Kirkland Moser, dated January 13, 2020 and filed of record in Instrument No. 20200122-0007876, 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 Shepardwood Subdivision, Section 1, of record in Book 4175, Pages 82, 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 2502 Allenwood Drive, Nashville, Tennessee 37207.

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 Ivy Franklin, 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.

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 27th day of July, 2020.

1 Public Homes, LLC, a Tennessee limited liability company

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 Company as such .

WITNESS my hand and official seal at office this 27th 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 $234,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th 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