Karen Johnson Davidson County
Batch# 479246 DEEDWARR
09/21/2020 09:28:14 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200921-0107616

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

ADDRESS NEW OWNER:
Theresa Marie Caruso
1900 Richard Jones Road V11
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Renasant Bank
2001 Park Place North Ste 650
Birmingham, Alabama 35203

MAP 117
GROUP 15 0A
PARCEL 023.00

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 company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Theresa Marie Caruso and Martin D. Mason, 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 all of Unit No. TH-F-3 (also known as V-11), Green Hills Terrace, of record in Plat Book 5200, page 64, a Horizontal Property Regime, filed as Exhibit "A" to and established by the Master Deed and Bylaws filed for record in Book 5304, page 702, said Master Deed and Bylaws were amended of record in Book 7841, page 557, said Bylaws were amended of record in Book 9830, page 181, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed and Bylaws, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to 1 Public Homes, LLC, a Tennessee limited liability company, by Substitute Trustee's Deed from C. Tucker Herndon, Substitute Trustee for Robert McKinley Smith, dated November 15, 2019 and filed of record in Instrument No. 20191115-0118213, in the Register's Office of 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 Green Hills Terrace, of record in Plat Book 5200, page 64, said Register's Office.
3. The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-1 01 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Green Hills Terrace Condominium Apartments.
4. Master Deed of the Green Hills Terrace Condominiums of record Book 5304, page 702, and as amended in Book 7841, Page 557, said Register's Office.

5. By-Laws contained in instrumeof The Green Hills Terrace Homeowners' Association, Inc., of record in Book 5304, page 745, and as amended in Book 9830, Page 181, said Register's Office.
6. Dedication of Easement for the common use and enjoyment of tenants as set out in Book 4320,Page 896, said Register's Office.
7. Lease Agreement with Web Service Company, of record in Book 7523, Page 260, said Register's Office.
8. Easement for Sanitary Sewer and/or Storm Drainage of record in Record Book 3879, Page 569, said Register's Office.
9. 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 1900 Richard Jones Road V11, Nashville, Tennessee 37215.

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 Theresa Marie Caruso and Martin D. Mason, wife and husband, 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 16th day of September, 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, Authorized Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged to be **Eric Sox, Authorized Member** of **1 Public Homes, LLC, a Tennessee limited liability company,** the within named bargainor, , and that as such , 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 16th day of September, 2020.

Rachel L Hardaway

NOTARY PUBLIC
My Commission Expires: 4.18.2022

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 4-18-2022

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $299,999.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of September, 2020.

NOTARY PUBLIC
My Commission Expires: 4-18-2022

RACHEL L. HARDAWAY
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 4-18-2022