Karen Johnson Davidson County
Batch# 479543 DEEDWARR
09/21/2020 09:31:11 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20200921-0107623

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

ADDRESS NEW OWNER:
Alexia Garrett
1024 Carriage Way Court
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Ameris Bank
1000 Corporate Centre Dive
Franklin, Tennessee 37067

MAP 086
GROUP 070
PARCEL 0

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 Liabilty Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Alexia Garrett and Robert Kristian Garrett**, 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:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF HERMITAGE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE TO WIT:

BEING LOT NO. 7 ON THE PLAN OF JACKSON'S RETREAT PHASE 1, SECTION II, AS OF RECORD IN BOOK 5200, PAGES 334 AND 335, SAID REGISTER'S OFFICE.

SAID LOT NO. 7 FRONTS 40.80 FEET ON THE SOUTHERLY MARGIN OF CARRIAGE WAY COURT AND EXTENDS BACK 99.84 FEET ON THE EASTERLY LINE AND 93.1 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR WHICH MEASURES 126.19 FEET THEREON.

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee, dated March 16, 2020 and filed of record March 19, 2020 in Instrument No. 20200319-0030359, Register's Office for Davidson County, Tennessee. (for value or consideration of $99,000.00)

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of Jackson's Retreat, of record in Book 5200, Page 334 and 335, 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 1024 Carriage Way Court, Hermitage, Tennessee 37076.

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 Alexia Garrett and Robert Kristian Garrett, 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 17th day of September, 2020.

1 Public Homes LLC., a Tennessee Limited Liabilty Company

Eric Sox Manager

By: Eric Sox, Manager

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 Manager of 1 Public Homes LLC , a Tennessee Limited Liabilty Company, the within named bargainor Eric Sox, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Eric Sox, Manager as such Manager.

WITNESS my hand and official seal at office this 17th 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 $235,000.00.

Robert Kristian Garrett

AFFIANT

Subscribed and sworn to before me on this 17th day of September, 2020.

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 03-07-23