Karen Johnson Davidson County
Batch# 493756 DEEDWARR
10/12/2020 09:25:34 AM 2 pgs
Fees: $13.00 Taxes: $850.63
20201012-0118057

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

ADDRESS NEW OWNER:
Benjamin Walker Waites
112 Antioch Woods Way
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Data Mortgage, Inc DBA Essex Mortgage, ISAOA
2200 W. Orangewood Ave
Orange, California 92868

MAP 163
GROUP 01 0
PARCEL 067.00

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 **Benjamin Walker Waites and Mallary Layne Waites, husband and wife**, 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:

City of Antioch, County of Davidson, and State of Tennessee, to Wit:

Being Lot No. 17 on the Plan of Antioch Woods, Section Two, of record in Book 9700, Page 799, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to 1 Public Homes, LLC, by Substitute Trustee's Deed from Clear Recon, LLC, as Substitute Trustee, dated June 10, 2020 and filed of record June 19, 2020 in Instrument No. 20200619-0065938, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mid South Title, Trustee for the benefit of Capital One Home Loans, LLC, by Deed of Trust from Cindy Price, a single woman, dated November 24, 2006 and filed as Exhibit "A" on Judgment By Default, of record dated May 28, 2010 and filed of record July 1, 2010 in Instrument No. 20100701-0051344, 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 Antioch Woods, of record in Book 9700, Page 799, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 10901, Page 258, 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 112 Antioch Woods Way, Antioch, Tennessee 37013.

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 Benjamin Walker Waites and Mallary Layne Waites, husband and wife, 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 8th day of October, 2020.

1 Public Homes LLC., a Tennessee Limited Liability Company

Eric Sox Member

By: Eric Sox, as 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 8th day of October, 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 $229,900.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of October, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY