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

Karen Johnson Davidson County
Batch# 496630 **DEEDWARR**
10/15/2020 02:36:43 PM 5 pgs
Fees: $28.00 Taxes: $1,868.50
20201015-0120167

ADDRESS NEW OWNER:
Laura E Bilbrey
605 Rivercrest Way
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
New American Funding
14511 Myford Road Ste 100
Tustin, CA 92780

MAP 085
GROUP 14 0A
PARCEL 021.00 CO

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, **L&L TN R LLC, as to an undivided 37.50% interest and DHB R LLC, as to an undivided 37.50% interest And IRA Innovations LLC FBO James M Maitland, IRA, as to an undivided 25.00% interest** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Laura E Bilbrey, a single person**, 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. 21, on the Plan of First Revision River Crest, of record in Plat Book 9700, Page 465 and 466, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.
amended in Plat Book 9710, Page 457, and Inst. No. 20000713-0065654

Being the same property conveyed to L&L TN R LLC, as to an undivided 37.50% interest, D&H TN R LLC, as to an undivided 37.50% interest, IRA Innovations LLC FBO James M Maitland, IRA, as to an undivided 25.00% interest by Quitclaim Deed from 1 Public Homes, LLC, a Tennessee limited liability company, dated March 5, 2020 and filed of record March 9, 2020 in Instrument No. 20200309-0025817, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit in Instrument No. 20201015-0120166, said Register's Office.

Being the same property conveyed to 1 Public Homes, LLC, by deed from J. Phillip Jones, as Substitute Trustee, dated February 18, 2020, recorded February 28, 2020, of record in Instrument No. 20200228-0022395, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-TR-20 6015

2. Matters shown on the recorded plat of River Crest 1st Revision, of record in Book 9700, Page 465 and 466, said Register's Office.

3. Restrictive Covenants contained in instrument of record, Book 10578, Page 683 and 699, said Register's Office.

4. Sanitary Sewer Easement of record, Book 11098, Page 294, said Register's Office.

5. 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 605 **Rivercrest Way, Nashville, Tennessee 37214**.

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 Laura E Bilbrey, a single person, 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 9th day of October, 2020.

L&L TN R LLC, as to an undivided 37.50% interest

_____

By: Les Lazarus, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus,** 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 **L&L TN R LLC, as to an undivided 37.50% interest,** the within named bargainor Les Lazarus and that she 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 as such .

WITNESS my hand and official seal at office this 9th day of October, 2020.

_____
NOTARY PUBLIC
My Commission Expires: _____

DHB R LLC, as to an undivided 37.50% interest

_____

By: Dan Heichelbech, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dan Heichelbech** 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 **IRA Innovations LLC fbo James Michael Maitland IRA,** the within named bargainor Dan Heichelbech and that she 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 as such .

WITNESS my hand and official seal at office this 9th day of October, 2020.

_____
NOTARY PUBLIC
My Commission Expires: _____

IRA Innovations LLC fbo James Michael Maitland IRA

Elisha Holcombe

By: Elisha Holcombe, Authorized Representative

STATE OF Alabama
COUNTY OF Shelby)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Elisha Holcombe** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Authorized Representative** of **IRA Innovations LLC fbo James Michael Maitland IRA,** the within named bargainor Elisha Holbombe, and that she as such **Authorized Representative,** 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 9th day of October, 2020.

Mary Suzette Glass
NOTARY PUBLIC
My Commission Expires: 8-30-2021

SUZETTE GLASS NOTARY PUBLIC ALABAMA STATE AT LARGE

WITNESS our hands this the 9th day of October, 2020.

L&L TN R LLC, as to an undivided 37.50% interest

Les Lazarus Sole Member
By: Les Lazarus, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus,** 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 **L&L TN R LLC, as to an undivided 37.50% interest,** the within named bargainor Les Lazarus and that she 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 as such .

WITNESS my hand and official seal at office this 9th 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

DHB R LLC, as to an undivided 37.50% interest

Dan Heichelbech Sole Manager
By: Dan Heichelbech, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dan Heichelbech** 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 **IRA Innovations LLC fbo James Michael Maitland IRA,** the within named bargainor Dan Heichelbech and that she 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 as such .

WITNESS my hand and official seal at office this 9th 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

IRA Innovations LLC fbo James Michael Maitland IRA

By: Elisha Holcombe, Authorized Representative

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Elisha Holcombe** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Authorized Representative** of **IRA Innovations LLC fbo James Michael Maitland IRA,** the within named bargainor Elisha Holbombe, and that she as such **Authorized Representative,** 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 9th day of October, 2020.

NOTARY PUBLIC
My Commission Expires: _____

Read & Approved

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $505,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of October, 2020.

NOTARY PUBLIC
My Commission Expires: _____

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023