Karen Johnson Davidson County
Batch# 598981 DEEDWARR
03/24/2021 09:56:53 AM 2 pgs
Fees: $13.00 Taxes: $980.13
20210324-0038679

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

ADDRESS NEW OWNER:
Nathan Adams
148 West End Place
Nashville, Tennessee 37205

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Guaranty Home Mortgage Corporation
316 Robert Rose Drive
Murfreesboro, Tennessee 37129

MAP 149
GROUP 09 0G
PARCEL 050.00 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, **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 **Nathan Adams, unmarried man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 50 of the West End Place Condominiums, a horizontal property regime, established by the Master Deed for Park Circle Condominiums, of record in Book 6809, Page 569, and amended in Book 9992, Page 744, changing the name to West End Place of 3500 West End Avenue, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to 1 Public Homes, LLC, by Successor Trustee Deed from Scott D. Weiss, as Successor Trustee, dated April 29, 2020 and filed of record May 1, 2020 in Instrument No. 20200501-0046007, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years
2. Matters shown on the recorded Master Deed of West End Place Condominiums, of record in Book 6809, Page 569, said Register's Office.
3. Master Deed of record, Book 6809, Page 569, 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 148 West End Place, Nashville, Tennessee 37205.

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 Nathan Adams, unmarried man, his 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, his 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 22nd day of March, 2021.

1 Public Homes, LLC., a Tennessee Limited Liability 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 Liability 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 a Tennessee Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 22nd day of March, 2021.

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 $264,900.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of March, 2021.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY