Karen Johnson Davidson County
Batch# 601640 DEEDWARR
03/29/2021 09:11:20 AM 2 pgs
Fees: $13.00 Taxes: $533.54
20210329-0040532

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

ADDRESS NEW OWNER:
Cox Real Estate Investments LLC
5115 Maryland Way
Brentwood, TN 37027

SEND TAX BILL TO:
New Owner

MORTGAGEE
Same
,

MAP 150
GROUP 01 0
PARCEL 278.00

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 **L&L TN R LLC. as to a 25% undivided interest, DHB R LLC. as to a 25% undivided interest, and Cox Real Estate Investments, LLC as to a 50% undivided interest**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 304 on the plan of Cherry Hills Subdivision, of record in Book 4300, page 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
Said Lot No. 304 fronts 80 feet on the northerly margin of Cherry Hills Drive, and runs back 152 feet on the west sideline, and 152 feet on the east sideline and measures 80 feet across the rear line.

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustee's Deed from Mantenn, LLC, as Substitute Trustee, dated March 10, 2021 and filed of record March 24, 2021 in Instrument No. 20210324-0038659, 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 plat of Cherry Hills, of record in Book 4300, Page 176, said Register's Office.
3. Covenants, Conditions, and Restrictions contained in instrument of record, Book 4128, Page 275, Book 4178, Page 786, Book 4317, Page 574, Book 4512, Page 212,Book 4579, Page 841, Book 4622, Page 220, Book 4728, Page 116, Book 4728, Page 118, Book 4862, Page 670, Book 5009, Page 329, Book 5291, Page 695, Book 5405, Page 344, Book 6436, Page 642, and Book 6436, Page 644, 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 **2916 Cherry Hills Drive, 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 **L&L TN R LLC. as to a 25% undivided interest, DHB R LLC. as to a 25% undivided interest, and Cox Real Estate Investments, LLC as to a 50% undivided interest**, its successors 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, its successors 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 26th day of June, 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 Company as such Manager.

WITNESS my hand and official seal at office this 26th day of June, 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 $144,200.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of June, 2021.

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

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY