WARRANTY DEED

Karen Johnson Davidson County
Batch# 231080 DEEDWARR
05/16/2019 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20190516-0046387

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/4/22 (AFFIX SEAL)

JILL L. SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell and Barrett
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HPA US1 LLC	NEW OWNER	149020D02000CO
(NAME)	(NAME)	
180 N Stetson Avenue, Suite 3650		
(ADDRESS)	(ADDRESS)	
Chicago, IL 60601		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Allison Y Patton**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **HPA US1 LLC**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20, on the plan of PICCADILLY SQUARE, SECTION 4, of record in Plat Book 6900, Page 481, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Allison Y. Patton by Warranty Deed dated 06/30/2015, from J2K Builders, LLC and Glen Wallis, of record in Instrument No. 20150701-0063780, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Book 6900, Page 481 and Book 5200, Page 720; (2) Covenants, conditions, easements and restrictions of record in Book 6236, Page 683, amended in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409, rerecorded in Book 6306, Page 833, amended in Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190, Document of Clarification of record in Book 6830, Page 739, amended in Book 6295, Page 596, Book 6295, Page 602, Book 6300, Page 439; (3) Articles of Incorporation of record in Book 7288, Page 963, Amendment to Articles of Incorporation of record in Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, Page 423; (4) Amendment to By-Laws of record in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588, Book 6300, Page 431; (5) Sanitary Sewer and/or Storm Drainage Easements of record in Book 6186, Page 238 and Book 6251, Page 616; (6) Quitclaim Deed to the Homeowner's Association of record in Book 6236, Page 680, corrected in Book 6295, Page 503; (7) Utility Easement of record in Book 6298, Page 491; (8) Conveyance of Common Area of record in Book 6496, Page 99; (9) Quitclaim Deed to the Homeowner's Association of record in Book 7778, Page 366; (10) Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 7883, Page 280; (11) Easement and Right of Entry Agreement of record in Book 9921, Page 632; (12) Agreement for Dedication of Easement Sanitary

Sewers and/or Storm Drainage of record Book 10435, Page 902; (13) Grant of Easement of record in Instrument 20130517-0050034; (14) Deed of Conveyance to Metropolitan Government of record in Book 6530, Page 819, Book 6530, Page 823, Book 6846, Page 606 and Book 6846, Page 653, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 437 London Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Effective the 13th day of May, 2019.

Allison Y Patton

Allison Y Patton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Allison Y Patton**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of May, 2019.

Jill L Swicegood

Notary Public:
My Commission Expires: 9/9/22

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

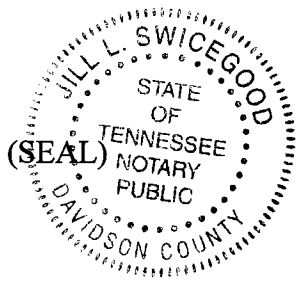
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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