Karen Johnson Davidson County
Batch# 243768 DEEDWARR
06/17/2019 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $749.25
20190617-0057851

# WARRANTY DEED

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00

Raymond Thompkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May 2019.

E. Kirkham Gore III
Notary Public

MY COMMISSION EXPIRES: 4/10/23

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Sidwell & Barrett PC**
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd. Ste 106 Gallatin TN 37066.

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| HPA US1 LLC | HPA US1 LLC | 052-03-0-025.00 |
| (NAME) | (NAME) | |
| 180 N Stetson Ave. Ste 3650 | 180 N Stetson Avenue Suite 3650 | |
| (ADDRESS) | (ADDRESS) | |
| Chicago IL 60601 | 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, we Raymond Thompkins and wife, Felicia Thompkins, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto HPA US1 LLC, a Delaware Limited Liability Company, hereinafter called the GRANTEE(S), its 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 unrecorded Plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum Land in the 11th Civil District of Said County, and described according to a copy of a survey made by R. B. Brantley, Jr, and E. Medlin, Surveyors, dated September 23, 1965, as follows:

Said Lot No. 20 fronts 51.2 feet on the proposed westerly margin of Kinsey Boulevard as relocated, and extends back between lines, 162.6 feet on the northerly side and 154.2 feet on the southerly side, to a line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Raymond L. Thompkins and wife, Felicia J. Thompkins by Deed from McLean and Verban, a Tennessee Partnership composed of James T. McLean, Sr., Partner, by and through Nickolas D. Verban, Jr. and Nickolas D. Verban, Jr., Partner, dated January 18, 1991 and recorded January 23, 1991 of record in Book 8279, Page 763, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2019 and subsequent years, a lien not yet due and payable.

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.

This is improved ☐ 426 Kinsey Boulevard, Madison, TN 37115
(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), his/her/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), his/her/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. 31st

Effective the . day of May 2019 .

Raymond Thompkins

Raymond Thompkins

Felicia Thompkins

Felicia Thompkins

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond Thompkins and Felicia Thompkins, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of May, 2019.

Notary Public:
My Commission Expires: 4/6/23

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1531 Hunt Club Blvd, Suite 106**
**Gallatin, TN 37066**

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY