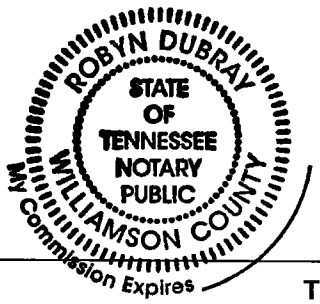
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Laura Mantagee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day July 2019

Notary Public

MY COMMISSION EXPIRES: 2/15/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HPA US1 LLC	HPA USA1, LLC	16413016600
(NAME)	(NAME)	
180 N Stetson Ave. Suite 3650	180 N Stetson Ave. Suite 3650	
(ADDRESS)	(ADDRESS)	
Chicago, IL 60601	Chicago, IL 60601	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 259590 DEEDWARR
07/19/2019 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $897.25
20190719-0071049

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/we **Reginald Myrick, a single person**, hereinafter called the GRANTOR(S), has/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), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain tract or Parcel of Land in Davidson, County State of Tennessee, described as follows, to-wit: Being Lot No. 156 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development, as shown by plat of record in Plat Book 9700, Page 545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tyrone L. Myrick, unmarried by Warranty Deed from James S. Eubank Sr. and wife, Jane S. Eubank, dated 02/28/2005 and recorded 03/10/2005, of record in Instrument 200503100026463, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Reginald Myrick, a single Person by Warranty Deed from Tyrone L. Myrick, unmarried, dated 06/17/2016 and recorded 06/21/2016, of record in Instrument 201606210062868, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 9700, Page 545, Covenants, conditions, easements and restrictions recorded in Book 9651, Page 900, and amendments recorded in Book 9980, Page 482, Book 10301, Page 180, Book 10640, Page 941, and Supplemental declaration recorded in Book 10353, Page 575, Book 10717, Page 97, Book 11455, Page 769, Rights of others under the terms and conditions contained in the Corporate Resolution of record in Book 10079, Page 172, Rights of others under the terms and conditions contained in the Charter of record in Book 9651, Page 895, and Amendment recorded in Book 9922, Page 901 Rights of others under the terms and conditions contained in the By-laws of record in Book 9651, Page 925, 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 ☒ 5748 Murphywood Crossing, 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), 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.

Effective the 19 day July 2019

Reginald Myrick

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reginald Myrick, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of July, 2019.

Notary Public:
My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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

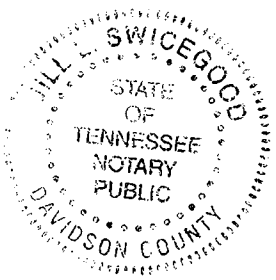
Stewart Title Company

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 Christopher R. Jackson, 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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