Karen Johnson Davidson County
Batch# 282129 DEEDQC
09/06/2019 11:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190906-0090166

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 4-19-20

(AFFIX SEAL)

"OFFICIAL SEAL"
PEDRO HERNANDEZ
Notary Public, State of Illinois
My Commission Expires 4/19/2020

**THIS INSTRUMENT WAS PREPARED BY:**
Donald R. Barrett, Sidwell and Barrett, P.C.
121 1st Ave., S Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER : |
|---|---|---|
| HPA II Borrower 2019-1 LLC | HPA II Borrower 2019-1 LLC | See Exhibit "A" |
| (NAME) | (NAME) | |
| 120 S. Riverside Plaza, Suite 2000 | 120 S. Riverside Plaza, Suite 2000 | |
| (ADDRESS) | (ADDRESS) | |
| Chicago IL 60606 | Chicago IL 60606 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and 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, **HPA US1 LLC**, hereinafter called the Grantor(s), has quitclaimed unto **HPA II Borrower 2019-1 LLC** , hereinafter called the Grantee(s), assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:,

Legal Description: Please see Exhibit A

Derivation: Please see Exhibit A

**INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACYOF THISINFORMATION.**

This is improved property, know as See Attached Exhibit "A"

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

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.

Witness my hand this 31 day of July, 2019

HPA US1 LLC, a Delaware limited liability company.

By: Diane M Rittmanic, Senior Vice President

State of Illinois
County of Cook

I, Pedro Hernandez, a Notary Public in and for Cook County, Illinois, do hereby certify and confirm that on the 15 day of July, 2019 before me personally appeared Diane M Rittmanic, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Senior Vice President of HPA US1 LLC, the within named bargainer, and that as such Senior Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the named corporation by herself as Senior Vice President.

Notary Public
My Commission Expires: 4-19-20

"OFFICIAL SEAL"
PEDRO HERNANDEZ
Notary Public, State of Illinois
My Commission Expires 4/19/2020

**RETURN TO:**
**Stewart Title Guaranty Company**
**17177 N. Laurel Park Drive,**
**Suite 108**
**Livonia, MI 48152**

Exhibit A

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 HPA US1 LLC by Deed from Raymond Thompkins and Felicia Thompkins, dated May 31, 2019 and recorded June 17, 2019 of record by Instrument Number 20190617-0057851, Register's Office for Davidson County, Tennessee.

426 Kinsey Blvd. Madison, TN 37115
Tax ID Number: 052-03-0-025.00

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 HPA US1 LLC by Deed from Allison Y Patton, dated May 13th, 2019 of record in Book 7626, Page 338-340, Register's Office for Davidson County, Tennessee.

437 London Court, Antioch, TN 37013
Tax ID Number: 149020D02000CO

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Weatherstone, of record in Instrument No. 20020926-0117440, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to HPA US1 LLC by Deed from Terika W. Sneed, dated May 31, 2019 and recorded May 31, 2019 of record by Instrument number 20190531-0052146, Register's Office for Davidson County, Tennessee.

928 Pin Oak Drive, Antioch, TN 37013
Tax ID Number: 164120A032.00-C

## True Copy Certification

I, John Tacia, Vice President, Stewart Title Guaranty Company, do hereby make oath that I am 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.

Signature

State of Michigan

County of Wayne

Personally, appeared before me, Michelle Duval, a notary public for this county and state, John Tacia, Vice President, Stewart Title Guaranty Company, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-18-19

Notary's Seal

MICHELLE DUVAL
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Dec 18, 2019
ACTING IN COUNTY OF Wayne