# WARRANTY DEED

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,500.00

Edith P. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2020.

Notary Public 7-11-22

MY COMMISSION EXPIRES:

(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 |
|---|---|---|
| HP Tennessee I LLC | NEW OWNER | 181010A07700CO |
| (NAME) | (NAME) | |
| 6640 Sugar Valley Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 349067 DEEDWARR
01/27/2020 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,189.55
20200127-0009586

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 **Edith P. Harris, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **HP Tennessee I LLC, a Delaware Limited Liability Company**, 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. 206 on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, Page 374 and amended in Book 9700, Pages 709-711 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ben E. Harris and wife, Edith P. Harris by Warranty Deed from Stephen W. Garton and wife, Ila Bell Garton, dated 4/22/2002, of record in Instrument 200204250051204, Register's Office for Davidson County, Tennessee. The said Ben E. Harris died on 6/29/2003 leaving the said Edith P. Harris as the sole surviving tenant by the entirety

This conveyance is subject to All matters shown on the plat of record in Plat Book 9700, Page 374, and amended in Book 9700, Page 709 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 ☒ 6640 Sugar Valley Drive, Nashville, TN 37211
(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 24th day of January, 2020..

Edith P. Harris

**Edith P. Harris**

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 **Edith P. Harris**, 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 24th day of January, 2020.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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.

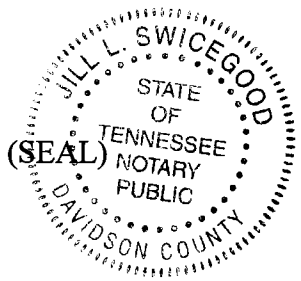
Attorney or Custodian

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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