Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of March, 2020.

Notary Public
My Commission Expires: 4/6/21

LARRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Karen Johnson Davidson County
Batch# 368475 DEEDWARR
03/06/2020 11:01:49 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20200306-0025438

20-0022

Address of New Owner:	Send Tax Bills to:	Tax Information:
HPA US1 LLC		
120 S. Riverside Plaza Ste. 2000	New Owner	025-08-0-066.00
Chicago, IL 60606		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Robert J. Anderson and wife, Mona M. Anderson,

hereinafter called the GRANTORS, 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, its successors and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Ranchwood Estates, Section 1, as of record in Plat Book 2900, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert J. Anderson and wife, Mona M. Anderson by Warranty Deed dated January 30, 1996 from Blanche B. Scot, recorded February 8, 1996 in Book 9942, Page 32, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **217 Shevel Drive, Goodlettsville, TN 37072.**

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, its successors and assigns, forever; and we do covenant with the said GRANTEES 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, its successors and 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.

Witness our hands this 2 day of March, 2020.

Robert J. Anderson

Mona M. Anderson

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 Robert J. Anderson and wife, Mona M. Anderson, the bargainor(s), with whom I am personally acquainted (or proved on the basis of satisfactory evidence) and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2 day of March, 2020.

Notary Public

My Commission Expires: 4/6/24

