Prepared by:

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

Karen Johnson Davidson County
Batch# 377725 DEEDWARR
03/26/2020 10:18:43 AM 2 pgs
Fees: $13.00 Taxes: $1,054.13

20200326-0032826

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $284,900.00.

Affiant

Subscribed and sworn to before me this 19th day of March, 2020.

Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/2021

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

20-0059

Address of New Owner:	Send Tax Bills to:	Tax Information:
HPA US1 LLC		
120 S. Riverside Plaza, #2000	NEW OWNER	150-12-0C-037.00-CO
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, I

Magdi Hanna, married,

hereinafter called the GRANTOR, 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. 37 on the Plan of Final Plat, Mt. View Subdivision, Section One of record in Plat Book 11700, Page 36, as amended at Instrument No. 20010207-0012283, Register's Office for 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 Magdi Hanna, married by Warranty Deed dated August 31, 2018 from Saul Good, LLC, a Tennessee limited liability company, recrded August 31, 2018 at Instrument No. 20180831-0086731, 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 **517 Homey Drive, Nashville, TN 37013.**

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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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.

This property is neither the principal residence of the Grantor, his spouse nor any of his dependents.

Witness our hands this 19th day of March, 2020.

Magdi Hanna

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 Magdi Hanna, 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 19th day of March, 2020.

Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/2021

