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 $217,900.00.

Affiant

Subscribed and sworn to before me this 16th day of April, 2020.

Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/21

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

Karen Johnson Davidson County
Batch# 388628 DEEDWARR
04/20/2020 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $806.23
20200420-0041255

20-0085

Address of New Owner:	Send Tax Bills to:	Tax Information:
HPA US1 LLC		
120 S. Riverside Plaza, #2000	NEW OWNER	151-10-0A-157.00
Chicago, IL 60606		

WARRANTY DEED

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

Toni Kelly f/k/a Toni Shantell Armstrong, a married woman,

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 all of Unit Number 126, Phase Two, Villages of Long Hunter, P.U.D., as shown by plat appearing of record at Instrument Number 20020515-0059732, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Toni Shantell Armstrong, a single woman, by Warranty Deed dated August 30, 2012 and recorded September 4, 2012 from Darrell Moorman, a married man, and Fabron White and Ashley White, husband and wife, recorded September 4, 2012 at Instrument No. 20120904-0079566, Register's Office for Davidson County, Tennessee. The said Toni Shantell Armstrong having since married Terry Kelly and is n/k/a Toni Kelly.

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

This is improved property located at **1708 Londonview Place, 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.

The husband of the Grantor hereby joins in the execution of this instrument for the purpose of conveying any and all interest that he may have in and to the subject property by virtue of marriage, but not otherwise.

Witness our hands this 16th day of April, 2020.

Toni Kelly f/k/a Toni Shantell Armstrong

Terry Kelly

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 Toni Kelly f/k/a Toni Shantell Armstrong and Terry Kelly, her husband, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of April, 2020.

Notary Public – Larry N. Wesbrook

My Commission Expires: 4/6/2021

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

True Copy Certification

I, Larry N. Westbrook, 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.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Melissa A. Smith, a notary public in and for this county and state, Larry N. Westbrook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/27/23

