THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527264

Karen Johnson Davidson County
Batch# 426221 **DEEDWARR**
06/25/2020 11:53:44 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200625-0068787

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of June, 2020.

Notary Public
My Commission Expires: DECEMBER 1, 2020

BENJAMIN SPRAGUE
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires Dec. 1, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah A. Shepherd 1701 Jeans Court Nashville TN 37216	New Owner	Tax Parcel ID No. 072-14-0-401.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **HH Investors, LLC, a North Carolina Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah A. Shepherd**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 6 , as shown on the map entitled Jean's Estates, of record in Plat Book 3500, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HH INVESTORS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, by deed from MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, of record in Instrument No. 20190418-0035791 , dated April 16, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 072-14-0-401.00.

Matters shown on the Plan of record in Plat Book 3500, page 144, said Register's Office.

This is improved property located at 1701 Jeans Court Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 2020.

HH Investors, LLC

By: Michael Scott Hosey, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Michael Scott Hosey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager (or other officer authorized to execute the instrument) of HH Investors, LLC, a North Carolina Limited Liability Company, the within named bargainor, and that he as such authorized Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized Manager.

Witness my hand, at office, this 18th day of June, 2020.

Notary Public

My Commission Expires: DECEMBER 1, 2020

BENJAMIN SPRAGUE
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires Dec. 1, 2020