Prepared by:

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

Karen Johnson Davidson County
Batch# 430102 DEEDWARR
07/02/2020 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20200702-0071849

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2020.

Notary Public

My Commission Expires: 4/6/21

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

20-0148

Address of New Owner:	Send Tax Bills to:	Tax Information:
HPA US1 LLC		
120 S. Riverside Plaza, #2000	NEW OWNER	075-12-0F-104.00-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

Kristen Marie Russell, an unmarried woman,

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. 104 a/k/a Unit 348 on the Plan of Tulip Cove Townhomes, as shown on Exhibit " B" to the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20050525-0059119, amended at Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristen Marie Russell, an unmarried woman, by Warranty Deed dated January 29, 2019 from Sunny Meadows, LP, a Delaware Limited Partnership, recorded February 1, 2019 at Instrument No. 20190201-0009730, 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 **735 Tulip Grove Road, #348, Hermitage, TN 37076.**

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.

Witness our hands this 30th day of June, 2020.

Kristen Marie Russell

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 Kristen Marie Russell, 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 30th day of June, 2020.

Notary Public – Larry N. Westbrook

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.

Signature - Larry N. Westbrook

State of Tennessee
County of Williamson

Personally appeared before me, Anne M. Pewitt, 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

