Karen Johnson Davidson County
Batch# 452405 DEEDWARR
08/07/2020 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20200807-0088074

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 $265,000.00.

Affiant

Subscribed and sworn to before me this 6th day of August, 2020.

Notary Public

My Commission Expires: 8/27/2023

ANNE M PEWITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

20-0183

Address of New Owner:	Send Tax Bills to:	Tax Information:
HPA US1 LLC		
120 S. Riverside Plaza, #2000	NEW OWNER	043-06-0-204.00
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

Arya Shiv, unmarried

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. 99 on the Plan of Madison Park, Section 3 of record in Book 3500, page 104, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 99 fronts 81.0 feet on the southerly side of Roosevelt Avenue and as measured around a slight curve and runs back 143.1 on the easterly side and 145.0 feet on the westerly side, to a dead line in the rear, measuring 60.57 feet thereon.

Being the same property conveyed to Shiv Arya, by Warranty Deed dated January 31, 2020 from Music City Holdings, LLC, a Texas limited liability company, recorded February 10, 2020 at Instrument No. 20200210-0014803, 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 **512 Roosevelt Avenue, Madison, TN 37115.**

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 my hand this 05 day of August, 2020.

Arya Shiv

DISTRICT OF COLUMBIA

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Arya Shiv, 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 Washington, DC, this 5th day of August, 2020.

Notary Public

My Commission Expires: 09/14/2023

(SEAL)

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

