Karen Johnson Davidson County
Batch# 530999 DEEDWARR
12/11/2020 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20201211-0145410

Prepared by:

Alexander Lysobey
3001 Leadenhall Rd
Mount Laurel, NJ 08054

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me this 13th day of November, 2020.

Tammie Blakeney
Notary Public

My Commission Expires: My Commission Expires March 13, 2022

TAMMIE BLAKENEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
120 S Riverside Plaza	HPA US2 LLC, a	HPA US2 LLC, a
Suite 2100	Delaware Limited	Delaware Limited
Chicago, IL 60606	Liability Company	Liability Company

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, we

Todd Grubaugh, an unmarried man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HPA US2 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. 145-B, on the Plane of Zone Lot Division, Section Six, Patio Villa, of record in Book 6250, page 489, and amended in Book 6250, page 570 and 571, Register's Office for said county, to which plan reference is hereby for a more complete description.

Being the same property conveyed to Todd Grubaugh, an unmarried man, be Warranty Deed dated November 3, 2017 from Elishia Dickinson, unmarried, recorded November 6, 2017 at Instrument No. 20171106-0113661, Register's Office for Davidson County, Tennessee.

Parcel Identification Number: 10803017100

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

This is improved property located at **1115 Waggoner Court West, Nashville, TN 37214**

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 we do covenant with the said GRANTEE that we are 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 we do further covenant and bind

ourselves, our 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 15th day of November, 2020.

Todd Grubaugh

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Todd Grubaugh, 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 Davidson County, Tennessee, this 15th day of November, 2020.

Notary Public ~~Tammie Blakeney~~

My Commission Expires My Commission Expires March 13, 2022

TAMMIE BLAKENEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Karla Volgarino, do hereby make oath that I am 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 – Karla Volgarino

State of New Jersey
County of Burlington

Personally appeared before me, _Robert D Lunt, Jr, a notary public in and for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public Robert D Lunt, Jr.

My Commission Expires: 02/23/2023

ROBERT D LUNT JR.
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 23, 2023