Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 038-RE-20-515A

Karen Johnson Davidson County
Batch# 539714 DEEDWARR
12/21/2020 03:24:17 PM 3 pgs
Fees: $18.00 Taxes: $1,898.10

20201221-0151548

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35954-11-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $513,000.00. Affiant Subscribed and sworn to before me this 17th day of December, 2020. Notary Public My Commission Expires: 1/31/23

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald Grayson Giles Katharine Ann Bond 515A Stevenson Street Nashville, TN 37209	Capstar Bank 2002 Richard Jones Road, Ste A300 Nashville, TN 37215	Map and Parcel No.: 091132J00100CO

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, **HR Investments, LLC, a Tennessee limited liability company ("Grantor")** has this day bargained and sold, and does hereby transfer and convey to **Ronald Grayson Giles, an unmarried man, and Katharine Ann Bond, an unmarried woman, as tenants in common with rights of survivorship (collectively, "Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 515A Stevenson Street, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, the corporate party by its duly authorized officer, on the 17th day of December, 2020.

GRANTOR:

HR INVESTMENTS, LLC
a Tennessee limited liability company

By:_____
John Timothy Hoots, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John Timothy Hoots, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of HR Investments, LLC, a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of December, 2020.

_____
Notary Public
My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 515 Stevenson Street Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20191112-0116494, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located on Lot No. 152 on the Map of West Nashville Heights, as of record in Book 332, page 127, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to HR Investments, LLC, a Tennessee limited liability company by deed dated July 19, 2019 from Lou Nell Smith, single of record in Instrument No. 20190725-0073324, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2021 and subsequent years, a lien, not yet due and payable, which have been assumed by Grantees.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 515 Stevenson Street Townhomes, of record in Instrument No. 20191112-0116494, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Site Plan attached as Exhibit B to the Declaration of record in Instrument No. 20191112-0116494, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 332, Page 127, Register's Office for Davidson County, Tennessee.