WARRANTY DEED

Karen Johnson Davidson County
Batch# 585095 DEEDWARR
03/05/2021 08:52:30 AM 7 pgs
Fees: $38.00 Taxes: $1,135.90
20210305-0028895

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON THIS 29TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/30/24

J. KAYE CLARK
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1316

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
HB Property Group, LLC	FirstBank, a Tennessee banking corporation	142 14 0C 052.00/142 14 0C 053.00
760 & 762 McPherson Dr.	722 Columbia Avenue	
Nashville, TN 37221	Franklin, TN 37064	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frederick Michael Marion, Trustee of The Frederick Michael Marion Seperate Property Trust Dated March 18, 2013 and Milam Byers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

HB PROPERTY GROUP, LLC, a Tennessee Limited Liabilty Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 18A and Unit No. 18B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions, and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20060601-0064701, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Unit 18A, being the same property conveyed to Milam Byers by deed from Marion, Frederick & Byers, Milam, dated December 13, 2012, recorded on 12/27/2012 in Instrument No. 20121227-0119410, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Frederick Marion and Milam Byers by deed from Steve Chaisson, dated May 26, 2006, recorded on 06/13/2006, in Instrument No. 20060613-0070114, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor has it ever been the primary residence of the marital couple.

Unit 18B, being the smae property conveyed to The Frederick Michael Marion Separate Property Trust Dated March 18, 2013, dated July 31, 2013, recorded on 08/05/2013, in Instrument No. 20130805-0081616, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Frederick Marion by deed from Marion, Frederick & Byers, Milam, dated December 132012, recorded on 12/27/2012, in Instrument No. 20121227-0119411, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Frederick Marion and Milam Byers by deed from Steve Chaisson, dated May 26, 2006, recorded on 06/13/2006, in Instrument No. 20060613-0070114, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 760 & 762 McPherson Dr., Nashville, TN 37221

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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/my hand on the 29th day of January, 2021.

The Frederick Michael Marion Separate Property Trust Dated March 18, 2013

BY:_____
Frederick Michael Marion
Trustee

_____
Milam Byers

STATE OF _____

COUNTY OF _____

Before me, the undersigned, of the state and county aforesaid, personally appeared Frederick Michael Marion 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 Trustee, and is authorized to execute the instrument of Warranty Deed, the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Frederick Michael Marion.

Witness my hand and official seal this _____ day of January, 2021.

_____
Notary Public
My Commission Expires: _____

STATE OF South Carolina

COUNTY OF Dorchester

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Milam Byers, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 29th day of January, 2021.

Sheila D. Hunt
Notary Public
My Commission expires: 11/15/2027

Sheila D Hunt
NOTARY PUBLIC
State of South Carolina
My Commission Expires
November 15, 2027

The herein described property is not now nor has it ever been the primary residence of the marital couple.

Unit 18B, being the smae property conveyed to The Frederick Michael Marion Separate Property Trust Dated March 18, 2013, dated July 31, 2013, recorded on 08/05/2013, in Instrument No. 20130805-0081616, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Frederick Marion by deed from Marion, Frederick & Byers, Milam, dated December 132012, recorded on 12/27/2012, in Instrument No. 20121227-0119411, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Frederick Marion and Milam Byers by deed from Steve Chaisson, dated May 26, 2006, recorded on 06/13/2006, in Instrument No. 20060613-0070114, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 760 & 762 McPherson Dr., Nashville, TN 37221

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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/my hand on the 29th day of January, 2021.

The Frederick Michael Marion Separate Property Trust Dated March 18, 2013

BY: _____
Frederick Michael Marion
Trustee

_____
Milam Byers

Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego }

On January 27, 2021 before me, R. McIntyre, Notary Public, personally appeared Frederick Michael Marion –

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

ANP1 R. MCINTYRE
Commission No. 2206629
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires August 19, 2021 ANP1

Signature R McIntyre (Seal)

Title of Document Attached to: Warranty Deed MAP Parcel: 142 140C 052 00/142 140C 05200

Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

Subscribed and sworn to (or affirmed) before me on this 27 day of January, 2021 by Frederick Michael Marion—, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

R. MCINTYRE
Commission No. 2206629
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires August 19, 2021

R. Mcintyre (Seal)
Signature

OPTIONAL INFORMATION

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed Map Parcel: 142 140C 052.00/
(TITLE OR DESCRIPTION OF DOCUMENT)

142 140C 053.00
(TITLE OR DESCRIPTION OF DOCUMENT CONTINUED)

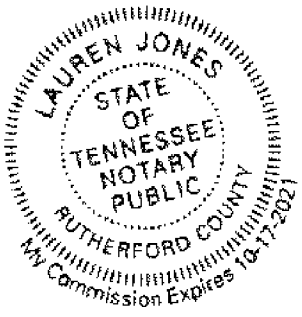
Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren Reynolds
My Commission Expires: 10/17/22