THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36117-02-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $503,000.00. Affiant Subscribed and sworn to before me this 9th day of March, 2021. Notary Public My Commission Expires: 3/6/24

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 587474 DEEDWARR
03/09/2021 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,861.10
20210309-0030529

Address New Owner: Robin L. Szabo, John D. Szabo 815 A Watts Lane Nashville, TN 37209	**Send Tax Bills To:** Robin + John Szabo 1613 Fort Palmetto Cir. Mt Pleasant, SC 29466	**Tax Information:** Map and Parcel No.: 103010O00100CO

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 **John D. Szabo and Robin L. Szabo, ~~husband and wife,~~** a married couple ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. BS

This is improved property located at 815 A Watts Lane, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, 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, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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 on the 4th day of March, 2021.

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, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of March, 2021.

_____
Notary Public

My Commission Expires: 3/6/24

GEORGE F. MODDER, 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 815 Watts Lane Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20200124-0008976, 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. 2 on the Final Plat, Resubdivision of the Division of Jackson Place on Charlotte Pike, of record in Instrument No. 20191121-0120340, 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 November 30, 2018, from 1 Public Homes LLC, a Tennessee limited liability company, of record in Instrument No. 20181206-0119216, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by the Grantees. Map and Parcel No. 103010O00100CO.
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 815 Watts Lane Townhomes, of record in Instrument No. 20200124-0008976, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan attached as Exhibit B to the Declaration of record in Instrument No. 20200124-0008976, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20191121-0120340, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 1130, Page 59, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Nick Harris**, 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

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

