(1)

Karen Johnson Davidson County
Batch# 602769 DEEDWARR
03/30/2021 10:17:26 AM 3 pgs
Fees: $18.00 Taxes: $1,877.01
20210330-0041429

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36055-01-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $507,300.00 Affiant Subscribed and sworn to before me this 29th day of March, 2021. Notary Public My Commission Expires: 3/6/24

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amy L. Stewart 817 B Watts Lane Nashville, Tn 37209	New Owner	Map and Parcel No.: 103010P00100CO

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 Amy L. Stewart, unmarried, ("Grantee"), Grantee's 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 817B Watts Lane, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's 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 Grantee, Grantee's 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 29th day of March, 2021.

GRANTOR:

HR INVESTMENTS, LLC
a Tennessee limited liability company

By: _____ Pres.
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 29th day of March, 2021.

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

GEORGE E. [illegible] JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 817 Watts Lane Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20200124-0008977, 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. 1 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 Grantee. Map and Parcel No. 103010P00100CO.
2. All matters appearing on the Plan of record as Instrument No. 20191121-0120340, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1130, Page 59, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Site Plan attached as Exhibit B to the Declaration of record in Instrument No. 20200124-0008977, Register's Office for Davidson County, Tennessee.
5. 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 817 Watts Lane Townhomes, of record in Instrument No. 20200124-0008977, Register's Office for Davidson County, Tennessee.
6. Easement for a relocated storm line as shown on the Plan of record in Instrument No. 20191121-0120340, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.