Karen Johnson Davidson County
Batch# 609978 DEEDWARR
04/08/2021 09:43:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20210408-0046681

Prepared by: Tony Pugliese

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF
_Davidson_____

The actual consideration or value, whichever is greater, for this transfer is
$_360000.00_____.

Affiant

Subscribed and sworn to before me this 25
day of March, 2021.

Notary Public

My Commission Expires: 07/09/2024

MIKAYLIA ALEECE WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-29-2024

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| HPA US1, LLC | HPA US1, LLC | 098-02-0-063.00 |
| 120 S. Riverside Plaza Suite 2000 | 120 S. Riverside Plaza Suite 2000 | |
| Chicago, IL 60606 | Chicago, IL 60606 | |

**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

William & Debra Staggs, **husband and wife,**

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

HPA US1, LLC, **a Delaware limited liability company,**

hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

See attached

This is improved property located at 5421 Roxborough Pt. Hermitage, TN 37076

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 25 day of ~~September, 2020.~~ March 2021

William D Staggs

Debra J Staggs

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William Staggs and Debra Staggs, 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 Mt Juliet, Tennessee, this 25 day of ~~September, 2020.~~ March 2021

Notary Public

My Commission Expires: 07/09/2024 (SEAL)

MIKAYLIA ALEECE WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-29-2024

## LEGAL DESCRIPTION

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 10, on the plan of Roxborough East, Phase II-B, of record in Plat Book 7900, page 601 and corrected in Book 9153, page 487, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William D. Staggs and wife, Debra H. Staggs, by Warranty Deed dated November 9, 1995, and recorded November 14, 1995, from Frank Batsom Homes, Inc., of record in Book 9859, page 906, Register's Office for Davidson County, Tennessee.

Parcel Identification Number: 098-02-0-063.00

## TRUE COPY CERTIFICATION

I, Ernest Aning, 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 –. Ernest Aning

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, Ernest Aning, 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: 02/13/2023

Robert D Lunt Jr.
Notary Public
New Jersey
My Commission Expires 2-13-2023
No. 50076925