WARRANTY DEED

Karen Johnson Davidson County
Batch# 730680 DEEDWARR
10/05/2021 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $12,210.00
20211005-0133927

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Sept., 2021

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2021-0580

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Allen Junge and Nobu Coy Junge, Trustees	Same as New Owner	**158-07-0-002.00**
(NAME)	(NAME)	
1913 Cromwell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **H&B Development Partners, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Allen Junge and Nobu Coy Junge, Trustees of the Junge Living Trust dated December 28, 2016,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Hillsboro Park, Section III of record in Plat Book 2663, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rod Vanwagoner by Special Warranty deed from Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of RMF Buyout Acquisition Trust 2018-1 of record in Instrument No. 20190416-0034722 Register's Office for Davidson County, Tennessee, dated March 12, 2019 and recorded on April 16, 2019.

Being the same property conveyed to H & B Development Partners, a Tennessee general partnership by Quitclaim deed from Rod VanWagoner of record in Instrument No. 20190718-0070362 Register's Office for Davidson County, Tennessee, dated July 17, 2019 and recorded on July 18, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2663, Page 94, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2435, Page 237, Book 2603, Page 440, and Book 2855, Page 107, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 2276, Page 402, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7868, Page 908, in the Register's Office for Davidson County, Tennessee.

This property, known as 1913 Cromwell Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 my/our hand(s) this 30th DAY OF Sept, 2021.

H&B Development Partners, a Tennessee general partnership

BY: _____

Title:

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself, Agent of H&B Development Partners, a Tennessee general partnernship, the within named bargainor, and that he, as such, being authorized so to do, executed the foreging instrument for the purposes therein contained, by signing the name of the company himself, as Agent of H&B Development Partners, of said company.

Witness my hand and official seal, at Franklin, TN, this the 30th day of Sept, 2021.

_____
Notary Public

My Commission Expires: 7-20-2024

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 30, 2021.

Signature
September 30, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this September 30, 2021.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025