WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024 DAVIDSON COUNTY

J-SWBC-21-66

Karen Johnson Davidson County
Batch# 738811 DEEDWARR
10/18/2021 02:44:25 PM 2 pgs
Fees: $13.00 Taxes: $941.65

20211018-0139744

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melissa Erin Frabotta and Alfredo L. Frabotta	**SWBC Mortgage**	
(NAME) **66 Peachtree St**	(NAME) **9311 San Pedro Ave., Ste. 100**	**119-06-0-132.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HBH COUSINS, LLC, A TENNEESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELISSA E. FRABOTTA, AN UNMARRIED WOMAN AND ALFREDO L. FRABOTTA, A MARRIED M,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 46 on the Plan of Sterling Heights, Section Three of record in Plat Book 1424, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 46 fronts 75 feet on the North side of Peachtree Street, and runs back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to HBH Cousins, LLC by Warranty deed from First Jordan, FLP, as Trustee of the 66 Peachtree Street Trust of record in Instrument No. 20120522-0044367 Register's Office for Davidson County, Tennessee, dated May 18, 2012 and recorded on May 22, 2012.

This conveyance is subject to:
- 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 1424, Page 113, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20141222-0116697 in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4168, Page 799, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **66 Peachtree St, Nashville, Tennessee 37210**.

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 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 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 the 11th DAY OF OCTOBER, 2021.

HBH Cousins, LLC

BY: Steve Bloch

Stephen Bloch
Member

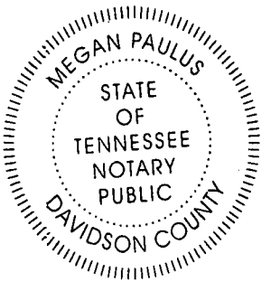
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN BLOCH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of HBH COUSINS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of October, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212