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. 36748-11-2021**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 21st day of December, 2021. Notary Public My Commission Expires:

STEVEN WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

WARRANTY DEED

Address New Owner: Scott J. Manning 825 Watts Lane Nashville, TN 37209	**Send Tax Bills To:** Peoples National Bank P.O. Box 887 Mt. Vernon, IL 62864	**Tax Information:** Map and Parcel No.: 103 010M 002.00

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 **Scott J. Manning and Kristen M. Manning, husband and wife** ("Grantees"), their 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 825 Watts Lane, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 Grantees, their 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.

Karen Johnson Davidson County
Batch# 781356 **DEEDWARR**
12/29/2021 10:39:22 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00

20211229-0171123

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of December, 2021.

HR Investments LLC, **a Tennessee limited liability company**

BY: JTH Pres.
John T. 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 T. Hoots, the bargainor, with whom I am personally acquainted, 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 23rd day of December, 2021.

Notary Public

My Commission Expires: 3/6/24

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

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 825 of 823 & 825 Watts Lane Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 823 & 825 Watts Lane Townhomes, a Horizontal Property Regime, of record in Instrument Number 20191211-0127830, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to HR Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Pamela Sharpe, Jeffrey E. Dillingham, Jeannie M. Hansford and Douglas L. Dillingham, each as to an individual one fourth (1/4) interest, of record in Instrument No. 20190501-0040370, in the Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 1, 2019.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.

2. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

3. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

4. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Division of Jackson Place on Charlotte Pike, as recorded in Plat Book 1130, Page(s) 59.

6. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Part of Tract #4 on the map showing Division of Jackson Place on Charlotte Pike, as recorded in Plat Instrument No. 20190917-0094123.

7. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191211-0127830.