Karen Johnson Davidson County
Batch# 948749 DEEDWARR
12/07/2022 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20221207-0127544

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Robert Winn Hartman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2022.

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: 6/19/2023
(AFFIX SEAL)

JENNIFER A. HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

LR-TC-22-1433

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)
Robert Winn Hartman and Adam Gregory Hartman	New Owner	
(NAME) **1433 Beddington Park**	(NAME) 6328A Columbia Ave	**159-01-0-060.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Nashville, TN 37209	
(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, **MP HOME SOLUTIONS PRO, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM GREGORY HARTMAN AND ROBERT WINN HARTMAN, MARRIED TO EACH OTHER,** 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:

(1433 Beddington Park, Nashville, TN 37215 - Address included for informational purposes only)

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Hounds Run, a Planned Unit Development of record in Plat Book 6900, Page (s) 167 through 171, inclusive, 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 MP Home Solutions Pro Inc., by Warranty deed from Paul E. Cook of record in Instrument No. 20220225-0021846 Register's Office for Davidson County, Tennessee, dated February 11, 2022 and recorded on February 25, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien now due and payable but not yet delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 167 through 171, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7079, Page 995, as amended by Affidavit filed in Book 7238, page 736 and by First Amendment filed in Book 11719, page 845, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7080, Page 8, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 3675, page 362, in the said Register's Office.
- Easements for Transmission Lines of record in Book 2248, page 618 and Book 2249, page 86, Register's Office for Davidson County, Tennessee.
- Easement(s) for Water and Sewerage Services of record in Book Book 7430, Page 183 and Book 7474, page 695 and Book 8119, page 535 and Book 8119, page 538 , in the aforesaid Register's Office.
- Subject to Hound's Run Homeowners' Association, Inc. Architectural Rules, Regulations and Guidelines recorded on June 13, 2022 in Instrument number 20220613-0067069
- Any and all existing easements and restrictions as shown of record not stated herein

This is ~~improved~~ unimproved property known as: **1433 Beddington Park, Nashville, Tennessee 37215**.

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 12 DAY OF DECEMBER, 2022.

MP Home Solutions Pro, Inc.

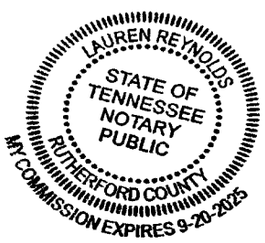
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of MP HOME SOLUTIONS PRO, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 6th of December, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 12/6/2022.

Jennifer A Hoffman
Affiant
Date: 12/7/2022

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 7th day of December, 2022

Brenda Shelby
Notary Public

My Commission Expires: _____

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023