Karen Johnson Davidson County
Batch# 997494 DEEDWARR
04/28/2023 02:58:30 PM 4 pgs
Fees: $23.00 Taxes: $3,088.12
20230428-0031601

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. 37634-04-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $834,626.00. Affiant Subscribed and sworn to before me this 28th day of April, 2023. Notary Public My Commission Expires: 3/6/24

WARRANTY DEED

Address New Owner: Christopher Lee Rechter, Jamie Rae Rechter 426 East Bend Drive Nashville, TN 37209	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 09113024100

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 **Christopher Lee Rechter and Jamie Rae Rechter, 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 426 East Bend Drive, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of April, 2023.

HR Investments, LLC, a Tennessee limited liability company

BY: T Hoots, 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 Timothy 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 28th day of April, 2023.

Notary Public

My Commission Expires: 3/6/24

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

EXHIBIT "A"

Land in Davidson County, being Lot No. 12, Block "I" on the Map of First Section of Crolywood Subdivision, as of record in Book 1130, Page 65, Register's Office for said County, being more fully described in the above-referenced plat.

Being the same property conveyed to HR Investments, LLC, a Tennessee limited liability company, by deed dated July 6, 2021 from Jackie Garland, Ron Buttrey and Tami Wilson, sole heirs-at-law of Nellie Buttrey, of record in Instrument No. 20210712-0093280, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable which have been prorated and assumed by Grantees. Map and Parcel No. 09113024100.
2. All matters appearing on the Plan of record as Plat Book 1130, Page(s) 65, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1358, Page 141, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer and/or storm drainage, recorded in Book 3883, Page 679, Register's Office for Davidson County, Tennessee.
5. Grant of Utility Line Easement to the Metropolitan Government of record in Instrument No. 20220421-0046407, Register's Office for Davidson County, Tennessee.
6. Declaration of Restricitions and Covenants for SCMs For Regulated Residential Infill of record in Instrument No. 20230411-0026497, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 4/28/23

GEORGE E. MUDTER, JR.
Dated 4/28/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 4/28/23

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

