Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $180,216.00

Affiant

Subscribed and sworn to before me, this 3rd day of July, 2019

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 257450 DEEDWARR
07/16/2019 11:19:56 AM 2 pgs
Fees: $13.00 Taxes: $666.80

20190716-0069429

Address of New Owner:	Send Tax Bills to:	Tax Information
HBG Holdings, LLC 132 Cross Timbers Nashville, TN 37221	Same	142-02-0-072.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Conni L. Ellisor,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **HBG Holdings, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Cross Timbers, Section III, as of record in Book 4175, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 133 fronts 100 feet on the easterly side of Cross Timbers Drive and extends 214.1 feet on the northerly line and 218.6 feet on the southerly line to a dead line in the rear on which it measures 51.40 feet.

Being the same property conveyed to Conni L. Ellisor, unmarried, by Warranty Deed from Douglas Monroe Holland and wife, Dorothy Louise Holland, dated June 7, 1990 of record in Book 8128, page 907, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 132 Cross Timbers, Nashville, TN 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 3rd day of July, 2019.

Conni L. Ellisor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Conni L. Ellisor,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 3rd day of July, 2019.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2019066304

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD