Karen Johnson Davidson County
Batch# 259196 DEEDWARR
07/19/2019 09:56:52 AM 2 pgs
Fees: $13.00 Taxes: $492.10
20190719-0070826

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 $133,000.00

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant

Subscribed and sworn to before me, this 17 day of July 2019

Notary Public
My commission expires: 12-12-21

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Ruble Sanderson<br>2929 Selena Dr Unit 74<br>Nashville, TN 37211 | Same | 119-14-0A-074.00 |

## 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, **HBG Holdings, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ruble Sanderson and wife Brenda Sanderson,** 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:

A certain condominium unit in Davidson County, Tennessee, described as follows:

Being Unit No. 74 in a Horizontal Property Regime as shown on the condominium site plan of Kingswood Condominiums, as of record in Plat Book 5200, page 520, Register's Office for Davidson County, Tennessee.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Kingwood Condominiums of record in Plat Book 5200, page 520, and Master Deed of record in Book 6058, page 322; By-Laws in Book 6058, page 359; and Charter of record in Book 6092, page 579, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry R. Hibbett by Warranty Deed from Robert C. Harris, unmarried, dated March 31, 2005 of record as Instrument No. 20050404-0036012, Register's Office for Davidson County, Tennessee. The said Larry Hibbett having since died on October 18, 2011 testate and by his Last Will and Testament which was probated, Docket #11P1655 left the property to Hilda Zimmerman Hibbett. Further being the same property conveyed to Alan Hester and June Hester by Quitclaim Deed from Hilda Hibbett, a single person, dated February 4, 2013 of record as Instrument No. 20130206-0012502, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to HBG Holdings LLC, a Tennessee limited liability corporation by Warranty Deed from Alan Hester and June Hester dated May 30, 2019 of record as Instrument No. 20190621-0060357, 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 2929 Selena Dr Unit 74, Nashville, TN 37211

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 17th day of July, 2019.

HBG Holdings, LLC

By: _____
Brandon Cobb
Its: Authorized Representative

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 Brandon Cobb, Authorized Representative of **HBG Holdings, LLC**, 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 as Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 17th day of July, 2019.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2019076324

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD