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 $143,070.40

Affiant

Subscribed and sworn to before me, this 24 day of July 2019.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
HBG Holdings, LLC	New Owner	150-14-0-039.00
4004 Tea Garden Way	5817 Sterling Oaks Drive	
Nashville, TN 37013	Brentwood, TN 37027	

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, **LaShonda Davis, a married woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **HBG Holdings, LLC, a Tennessee limited liability company,** 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 No. 44 on the Plan for Jamestown Estates Section One, of record in Plat Book 6900, page 492, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to LaShonda L. Davis, unmarried, by Warranty Deed from Kellita Sherman, unmarried, dated March 16, 2015 of record as Instrument No. 20150318-0023278, 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. Subject to all easements and restrictions of record in Register's Office for Davidson County, Tennessee.

David Gavin joins in this conveyance to convey any and all interest he may have in the subject property.

This property is improved property known as 4004 Tea Garden Way, Nashville, TN 37013

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.

Karen Johnson Davidson County
Batch# 262524 DEEDWARR
07/26/2019 10:18:41 AM 2 pgs
Fees: $13.00 Taxes: $529.36

20190726-0073721

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 24th day of July, 2019.

LaShonda Davis

David Gavin

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 **LaShonda Davis and David Gavin,** 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 24th day of July, 2019.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2019066300

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020