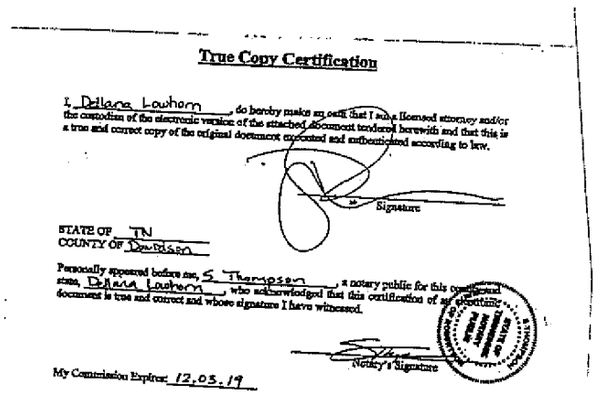
Karen Johnson Davidson County
Batch# 303195 DEEDWARR
10/21/2019 12:55:30 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20191021-0107640

Name and Address of New Owner:
Alejandro Rodriguez Mata
4004 Tea Garden Way
Antioch, TN 37013
Send Tax Bills To:
Alejandro Rodriguez Mata

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 150-14-0-039



True Copy Certification

I, Dellara Lashorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dellara Lashorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.05.19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **HBG Holdings, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alejandro Rodriguez Mata,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, described as follows: BEING lot No. 44 on the Plan for Jamestown Estates, Section One of record in Plat Book 6900, Page 592, (erroneously stated in prior deed as 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 HBG Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from LaShonda Davis, a married woman, dated July 24, 2019 of record in Instrument No. 20190726-0073721, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters as shown on the Plan of record in Plat Book 6900, Page 592, Register's Office for said County.
* Covenants, conditions and restrictions as set forth in Book 7861, Page 420, Book 8149, Page 337, and Book 7502, Page 11, Register's Office for said County.

This is improved property known as: 4004 Tea Garden Way, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of October, 2019.

_____(SEAL)
HBG Holdings, LLC, a Tennessee Limited Liability Company By: Brandon Cobb, Authorized Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Julie Coone, the undersigned, of the state and county mentioned, personally appeared Brandon Cobb, 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 member of HBG Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Brandon Cobb as such Authorized member_, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Murfreesboro, TN, this 18th day of October, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Signature

Printed Name: Julie Coone

My commission expires: 6-24-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 18th day of October, 2019.

_____
Notary Public
My commission expires: 3-8-2024
File No. 2019-351