Name and Address of New Owner:
HBG Holdings, LLC
5817 Sterling Oaks Drive
Brentwood, TN 37027

Send Tax Bills To:
HBG Holdings, LLC
5817 Sterling Oaks Drive
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 320395 DEEDWARR
11/26/2019 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $492.10
20191126-0122498

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

Map & Parcel No: 053-08-0-134

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, **Mel A. Sciortino, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **HBG Holdings, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 1 and the northerly 20 feet of Lot No. 2 of Block 17, on The Plan of Dabb's and Elliott's Plan of Old Hickory, of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mel A. Sciortino, by Warranty Deed from Kerri R. Rios, dated July 2, 2009 of record in Instrument No. 20090717-0067165, and as corrected in Instrument No. 201002030068503 in the 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 547, Page 127, Register's Office for said County.

This is improved property known as: 312 28th Street, Old Hickory, Tennessee 37138.

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 25th day of November, 2019.

Mel A. Sciortino (SEAL)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 25th day of November, 2019, before me personally appeared Mel A. Sciortino, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of November, 2019.

Eileen Smith
Notary Signature
My commission expires: 8/27/22

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

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 $133,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bud Cobb
(Affiant)

Sworn to and subscribed before me this 25th day of November, 2019.

Eileen Smith
Notary Public
My commission expires: 8/27/22
File No. 2019-404

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

ELECTRONIC CERTIFICATION PAGE

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

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY