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

Karen Johnson Davidson County
Batch# 324011 DEEDWARR
12/03/2019 01:49:30 PM 4 pgs
Fees: $23.00 Taxes: $647.50
20191203-0124502

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

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

Map & Parcel No: 094-05-0-032

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, **The Samaritan Group**, "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: Being Lot No. 22 on the Map of Shelby Heights Subdivision, Section Two, as of record in Book 2854, page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to The Samaritan Group, by Trustee's Deed from Susan R. Limor, Trustee for Ronnie J. Cragg and Debra L. Cragg, dated August 17, 2015 of record in Instrument No. 20150818-0083053, 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 2854, Page 5, Register's Office for said County.
* Covenants, conditions, and restrictions as set forth in Book 2809, Page 545, Register's Office for said County.

This is improved property known as: 1107 Davidson Street, Nashville, Tennessee 37206

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 2nd day of December, 2019.

_____(SEAL)
The Samaritan Group
Jerry V. Harris

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~RUTHERFORD~~ ORANGE

On this 2nd day of December, 2019, before me personally appeared Jerry Harris, Sole Owner of the Samaritan Group who has proven to me that he is authorized to sign on behalf of The Samaritan Group, and to me known to be the person (or persons) described herein 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 ~~2nd~~ 30 day of ~~December~~ November, 2019.

_____
Notary Signature
My commission expires: 10/07/2022

BCT3 HEMANSHU P. BADANI COMM...2257720 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY My Term Exp. Oct. 7, 2022 BCT3

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 $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant) Jerry V. Harris

Sworn to and subscribed before me this
2nd day of December, 2019.

Notary Public
My commission expires:
File No. 2019-424

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Orange
Subscribed and sworn to (or affirmed) before me on this 30 day of November, 2019 by JERRY V. HARRIS proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____ (seal)

BCT3 HEMANSHU P. BADANI COMM...2257720 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY My Term Exp. Oct. 7, 2022 BCT3

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