Name and Address of New Owner:
Laine Hudson and Austin Hudson
132 Cross Timbers Drive
Nashville, TN 37221

Send Tax Bills To:
Laine Hudson and Austin Hudson
132 Cross Timbers Drive
Nashville, TN 37221

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

Map & Parcel No: 142-02-0-072

Karen Johnson Davidson County
Batch# 327178 DEEDWARR
12/09/2019 02:43:55 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20191209-0126918

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 **Laine Hudson and Austin Hudson, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, described as follows: Being Lot No. 133 on the Plan of Cross Timbers, Section III, as of record in Book 4175, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 133 fronts 100 feet on the easterly side of Cross Timbers Drive and extends 214.1 feet on the northerly line and 218.6 feet on the southerly line to a dead line in the rear on which it measures 51.40 feet.

Being the same property conveyed to HBG Holdings, LLC, by Warranty Deed from Conni L. Elisor, dated July 3, 2019 of record in Instrument No. 20190716-0069429, 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 4175. Page 21, Register's Office for said County.
* Covenants, conditions, and restrictions as set forth in record Book 3949, Page 258, Book 4064, Page 909, Book 4242, Page 758, Book 4317, Page 284, and Book 5425, Page 362, Register's Office for said County.

This is improved property known as: 132 Cross Timbers, Nashville, Tennessee 37221

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RARE-19132

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 5th day of December, 2019.

HBG Holdings, LLC, a Tennessee Limited Liability Company

By: Brandon Cobb Member (SEAL)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, 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 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, Tennessee, this 5th day of December, 2019.

Andrew Mitchell
Notary Signature

Printed Name: Andrew Mitchell

My commission expires: 9/20/20

ANDREW MITCHELL
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~RUTHERFORD~~ Davidson)

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 $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 5th day of December, 2019.

Notary Public
My commission expires: 07/06/20
File No. 2019-413

DANA DELWORTH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-06-2020