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# 329705 DEEDWARR
12/13/2019 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20191213-0128855

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

Map & Parcel No: 081-03-0-214

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, **Edward L. Jackson, 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. 5 of John T. Lindsley Company's Resubdivision of The Westerly part of Lot No. 29, J.C. Owens Plan of Buena Vista Lots, as of record in Book 2083, Page 31, Register's Office for Davidson County, Tennessee

Said Lot No. 56 fronts 50 feet on the Westerly side of 12th Avenue North and runs back between parallel lines 140.5 feet to a 15 foot alley.

Being the same property conveyed to Edward L. Jackson, unmarried, by QuitClaim Deed from Dennis P. Jackson, Jr. and Phillip J. Jackson and Edward L. Jackson, dated June 26, 2000 of record in Instrument No. 20006290064696, Register's Office fro 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 2083, Page 31, Register's Office for said County.

This is improved property known as: 2139 12th Avenue North, Nashville, Tennessee 37208

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 11th day of December, 2019.

Edward L. Jackson ~~(SEAL)~~

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 11th day of December, 2019, before me personally appeared Edward L. Jackson, 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 11th day of December, 2019.

Notary Signature
My commission expires: 10-22-23

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD

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 $185,000.00, 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
11th day of December, 2019.

Notary Public
My commission expires: 9/20/20
File No. 2019-434

ANDREW MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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