Name and Address of New Owner:
HBG Holdings, LLC
6100 Tower Circle
Franklin, TN 37067

Send Tax Bills To:
HBG Holdings, LLC
6100 Tower Circle
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 329955 DEEDWARR
12/16/2019 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $157.25
20191216-0129179

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

Map & Parcel No: 052-16-0A-022.00-C

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, **Tawana Wilson, an unmarried woman**, "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, Tennessee, being Unit No. C-22, on the Plan of Neely's Bend Condominium, as established by the Master Deed of record in Book 5483, Page 86, as amended in Book 8277, Page 314, and as shown on the plan of record in Book 5200, Page 200, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tawana Wilson on June 7, 2019 by Final Order from the Davidson County Circuit Court, Case No. 17D-1151, of record in Instrument No. 20190621-0060186, prior source of title being the same property conveyed to Timothy Wilson from Elizabeth C. Mann by Warranty Deed dated August 20, 2014, of record in Instrument No. 20140821-0076203

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 on Plan of record in Plat Book 5200, page 200, Register's Office for said County.
* Charter of Neely's Bend Homeowner's Association, Inc., of record in Book 5476, page 765, Register's Office for said County.
* Master Deed of record in Book 5483, page 86, as amended in Book 6119, page 322, Register's Office for said County.
* By-Laws of record in Instrument No. 20020705-0080848, and Instrument No. 20040527-0062519, Register's Office for said County.
* Grant of Utility Easement of record in Instrument No. 20040624-0075203, Register's Office for said County,
* Register's Office for said County.
* Building Regulations of record in Book 8277, page 314, Register's Office for said County.
* Subject to lien for special assessments as contained in the restrictions.
* Subject to rights of others in and to the common areas and elements.

This is improved property known as: 1301 Neely's Bend Road, Apt. 22, Madison, Tennessee 37115

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.

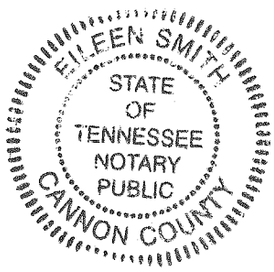
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of December, 2019.

Tawana Wilson (SEAL)
Tawana Wilson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 11th day of December, 2019, before me personally appeared Tawana Wilson, 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.



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

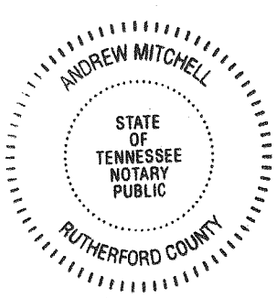
AFFIDAVIT OF VALUE

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 $42,500.00, 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.



Andrew Mitchell
Notary Public
My commission expires: 9/20/20
File No. 2019-436

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