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

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

Map & Parcel No: 043-14-0-007

Karen Johnson Davidson County
Batch# 330080 DEEDWARR
12/16/2019 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20191216-0129409

# 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, **Cristal Gibson**, "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 the Davidson County, State of Tennessee, described as follows to-wit: Being the westerly 60 feet of the southerly 150 feet of Lot No. 12 of O.R. and B. F. Bixler's Plan of Lots in the 11th Civil District of Davidson County, Tennessee, not of record.

Said part of Lot No. 12 fronts 60 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines, parallel to and 60 feet west of Hankins Street, 150 feet to a dead line.

Being the same property conveyed to Complete Maintenance, Inc., by Warranty Deed from Ronald Steile and Wife, Sonja L. Steile, dated May 18, 1990 of record in Book 8177, Page 295, Register's Office for Davidson County, Tennessee. Reference is made to a Quitclaim Deed executed by Complete Maintenance, Inc., conveying subject property to Crystal Gibson of record in Instrument No. 20191205-0125686, said Register's Office. Crystal Gibson and Cristal Gibson are one and the same person.

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.

This is improved property known as: 545 East Old Hickory Boulevard, 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.

9th IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~6th~~ day of December, 2019.

Cristal Gibson (SEAL)
~~Crystal~~ Gibson
Cristal CG

STATE OF TENNESSEE
COUNTY OF Hawkins

On this 6th day of December, 2019, before me personally appeared ~~Crystal~~ Cristal CG Gibson, 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 9th day of December, 2019.

Rhonda Hunley
Notary Signature
My commission expires: March 2022

RHONDA HUNLEY STATE OF TENNESSEE NOTARY PUBLIC HAWKINS 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 $275,000.00, 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
6th day of December, 2019.

Eileen Smith
Notary Public
My commission expires: 8/27/22
File No. 2019-411

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