Karen Johnson Davidson County
Batch# 365053 DEEDWARR
02/28/2020 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $344.10
20200228-0022573

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202651 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$93,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 27 day of February, 2020. Notary Public My Commission Ex

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

THIS INDENTURE, made this 27th day of February, 2020, among:

HBG HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

LEVI S. VAN PAY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

The following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. C22 on the Plan of Neely's Bend Condominium, of record in Book 5200, page 200, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Neely's Bend Condominium, a horizontal property regime established by Master Deed of record in Book 5483, page 86, as amended in Book 8277, page 314, and as Instrument Nos. 20020705-0080848, and 20040527-0062519, said Register's Office.

Being the same property conveyed to HBG HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TAWANA WILSON, AN UNMARRIED WOMAN, of record as Instrument No. 20191216-0129179, dated December 11, 2019, said Register's Office.

Being also known as 1301 Neelys Bend Rd C-22 Madison, Tennessee 37115.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

HBG Holdings, LLC, a Tennessee

BY: _____
Brandon Cobb, Shareholder and Director

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brandon Cobb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Shareholder and Director of HBG Holdings, LLC and as such Shareholder and Director, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 27th day of February, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Levi S. Van, Pay
Address: 1301 Neelys Bend Rd., Unit C-22
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Levi S. Van, Pay
Address: 1301 Neelys Bend Rd., Unit C-22
City, State, Zip: Madison, TN 37115

Tax ID: 052-16-0A-022.00-CO

True Copy Certification

I, Margaret Philpott, 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.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23