(1)

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202786 **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 **$215,000.00** 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 2nd day of March, 2020. Notary Public My Commission Expires: 9/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 2nd day of March, 2020, among:

JENICA MCQUIDDY AND HUSBAND, DARRELL MCQUIDDY

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

Karen Johnson Davidson County
Batch# 374587 **DEEDWARR**
03/19/2020 09:35:25 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20200319-0030303

AND

HBG HOLDINGS, LLC

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".

Being parts of Lots Nos. 251 and 252 of McGavock addition to Nashville, of record in Book 21, Page 23, Register's Office for said County, as follows:

Said parts of said Lots Front 37 feet on the Northerly side of Cheatham Street, and begins at a point in said margin of said Street, 36-1/2 feet to the Westerly margin of Polk Street; runs thence Northerly 100 feet thence Westerly 37 feet; thence Southerly 100 feet, thence 37 feet to the beginning.

Being the same property conveyed to James Wallace Endlsey by Warranty deed from Callie Adams, (a widow) of record in Book 10256, page 494, Register's Office for Davidson County, Tennessee, dated November 08, 1996 and recorded on November 11, 1996.

Being the same property conveyed to Jenica McQuiddy and husband, Darrell McQuiddy by Quitclaim deed from James Wallace Endlsey (Correctly James Wallace Endsley) of record in Instrument No. 20151030-0110401 Register's Office for Davidson County, Tennessee, dated October 29, 2015 and recorded on October 30, 2015.
Being also known as 1004 Cheatham Place Nashville, Tennessee 37208.

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.

Jenica McQuiddy

Darrell McQuiddy

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jenica McQuiddy and Darrell McQuiddy, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: HBG Holdings, LLC
Address: 1004 Cheatham Place
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: SAME AS NEW OWNER
Address:
City, State, Zip:

Tax ID: 081-12-0-282.00