Karen Johnson Davidson County
Batch# 375185 DEEDWARR
03/20/2020 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $751.10
20200320-0030678

$203,000.00 QUIT

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202632

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 ~~$204,000.00~~ 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 16th day of March, 2020.

NOTARY PUBLIC
EVAN MORENO
COMM. # 708685
MY COMMISSION EXPIRES
OCTOBER 15, 2023
STATE OF UTAH

Notary Public
My Commission Expires: Oct. 15 2023

WARRANTY DEED

THIS INDENTURE, made this 16th day of March, 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

WADE ANDREW LEATHERWOOD, AN UNMARRIED MAN

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".

Land in Davidson County, Tennessee, being Lot No. 1 and the Northerly 20 feet of Lot No. 2 of Block 17, on the Plan of Dabb's and Elliott's Plan of Old Hickory, of record in Plat Book 547, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mel A. Sciortino by Warranty deed from Kerri R. Rios of record in Instrument No. 20090717-0067165, Register's Office for Davidson County, Tennessee, dated July 02, 2009 and recorded on July 17, 2009 and Notice of Correction of Scrivener's recorded in Instrument No. 20100203-0008503

Being the same property conveyed to HBG Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from Mel A. Sciortino, unmarried of record in Instrument No. 20191126-0122498 Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on November 26, 2019.

Being also known as 312 28th Street Old Hickory, Tennessee 37138.

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, Authorized Agent

State of Utah
County of Weber

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 Authorized Agent of HBG Holdings, LLC and as such Authorized Agent, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 16th day of March, 2020.

_____
Notary Public
My Commission Expires: Oct. 15, 2023

NOTARY PUBLIC
EVAN MORENO
COMM. # 708665
MY COMMISSION EXPIRES
OCTOBER 15, 2023
STATE OF UTAH

Owner Name & Property Address:

Name: Wade Andrew Leatherwood
Address: 312 28th Street
City, State, Zip: Old Hickory, TN 37138

Responsible Party For Taxes:

Name: Wade Andrew Leatherwood
Address: 312 28th Street
City, State, Zip: Old Hickory, TN 37138

Tax ID: 053-08-0-134.00

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

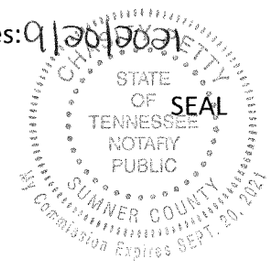
Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021



SEAL