Karen Johnson Davidson County
Batch# 390349 DEEDWARR
04/23/2020 11:11:30 AM 4 pgs
Fees: $23.00 Taxes: $641.95
20200423-0042630

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202990 **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 **$173,500.00** 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 21st day of April, 2020. Notary Public My Commission Expires: 5/15/2021

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 21st day of April, 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

KELVIN A. MOSES

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. 95 on the Map of Victory Heights

Subdivision of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a Point in the North margin of Oneida Avenue. at the corner of the Lot Nos 95 and 96: thence with the line between said lots, Northerly 167.4 feet to a point; thence Westerly 60.7 feet to the Easterly margin of Montgomery Avenue: thence with the margin of the same Southerly 143.1 feet (144.6 feet field measurement) to beginning of a curve; thence around said curve Southeasterly 39.27 feet to the North margin of Oneida Avenue; thence with the margin of the same Easterly 36.4 feet to the beginning

Being the same property conveyed to George E. Douglas, Jr, and wife, Edith M. Douglas by Warranty Deed from Horace D. Estes and wife, Sandra B. Estes of record in Book 4571, Page 374, Register's Office for Davidson County, Tennessee, dated January 18, 1972 and recorded on January 24, 1972.

George E. Douglas, Jr. was Deceased on May 1991, leaving Edith M. Douglas surviving tenant by the entirety.

Being the same property conveyed to Edith M. Douglas and Yvette A Etter by Quitclaim Deed from Edith M. Douglas, a widow of record in Book 10412, Page 148, Register's Office for Davidson County, Tennessee, dated April 03, 1997 and recorded on April 09, 1997.

Edith M. Douglas was deceased on August 27, 2001.

Pursuant to Affidavit of Heirship recorded in Instrument No. 20070823-0100911 and Instrument No. 20070823-0100912, Edith M. Douglas left two surviving heirs, Yvette Anita Douglas Etter and Helen Marie Harris.

Being the same property conveyed to Yvette A Etter, unmarried by Quitclaim Deed from Yvette A Etter and Helen Marie Harris, both unmarried of record in Instrument No. 20070823-0100913 Register's Office for Davidson County, Tennessee, dated August 22, 2007 and recorded on August 23, 2007.

Being the same property conveyed to Blackjack Real Estate, LLC, a Florida Limited Liability Company by Warranty Deed from Yvette A. Etter, unmarried, of record in Instrument No. 20200403-0035797 Register's Office for Davidson County, Tennessee, dated April 01, 2020 and recorded on April 03, 2020.

Being the same property conveyed to HBG Holdings LLC, a Tennessee Limited Liability Company by Warranty Deed from Blackjack Real Estate, LLC, a Florida Limited Liability Company, of record in Instrument No. 20200403-0035798 Register's Office for Davidson County, Tennessee, dated April 01, 2020 and recorded on April 03, 2020.

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 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 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 21st day of April, 2020.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Kelvin A. Moses
Address: 901 Oneida Ave
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Kelvin A. Moses
Address: 2904 W. Linden Ave
City, State, Zip: Nashville, TN 37212

Tax ID: 071-12-0-195.00

True Copy Certification

I, Nick Harris, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY