Karen Johnson Davidson County
Batch# 395751 DEEDWARR
05/05/2020 12:25:30 PM 4 pgs
Fees: $23.00 Taxes: $447.70
20200505-0046779

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$121,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203040	Affiant Sworn to and subscribed before me this 30th day of April, 2020. Notary Public My Commission Expires: 5/15/2021
After Recording Return To The Above.	

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2020, among:

HEIRS AND BENEFICIARIES OF THE ESTATE OF THELMA D. MCNABB

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

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".

Certain Real Estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of Section 3, Cherokee Hills, of record in Book 3500, page 79, Register's Office for said County. Said Lot fronts 75 feet on the Southwesterly side of Antioch Pike and extends back 234 feet on the Northwesterly line, Which is a broken line, and 208.4 feet on the Southeasterly line to a line in the rear on which it measures 40 feet.

Being the same property conveyed to Joe Herman McNabb and wife, Thelma D. McNabb by Warranty Deed from Luther Doyle Vinson and wife, Patricia H. Vinson of record in Book 4291, Page 172, Register's Office for Davidson County, Tennessee, dated November 26, 1968 and recorded on December 03, 1968.

Joe Herman McNabb having dies on or about November 26, 1968.

The Last Will and Testament of Thelma M. McNabb was filed November 7, 2019 of record in the Circuit Court of Davidson County, Tennessee, Probate Division in Docket No. 19P1889, which case remains open. Pursuant to said will, the subject property was devised to Theresa A. Thomas, Sheila R. McNabb and Priscilla G. Victory.

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.

Heirs and Beneficiaries of The Estate of Thelma D. McNabb

BY: Theresa A Thomas, Executrix
Theresa A. Thomas, Executrix

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 Theresa A. Thomas, Executrix of the Estate of Thelma D. McNabb, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 30th 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: HBG Holdings, LLC
Address: 1503 Antioch Pike
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: HBG Holdings, LLC
Address: 5817 Sterling Oaks Dr.
City, State, Zip: Brentwood, TN 37027

Tax ID: 148-43.00

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