This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203013

~~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 **$305,000.00** 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 8th day of May, 2020.

Notary Public
My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 399270 **DEEDWARR**
05/12/2020 01:46:27 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200512-0049223

THIS INDENTURE, made this 8th day of May, 2020, among:

HBG HOLDINGS, LLC, A TENNESSE LIMITED LIABILITY COMPANY

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

AND

SARAH M. CREVELING, A SINGLE WOMAN

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. 5 on the Plan of John T. Lindsley Company's Resubdivision of the Westerly Part of Lot No. 29, J.C., Owens Plan of Buena Vista Lots, as of record in Plat Book 2083, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 56 fronts 50 feet on the Westerly side of 12th Avenue North and runs back between parallel line 140.5 feet to a 15 foot alley.

Being the same property conveyed to Dennis P. Jackson, Unmarried by Warranty deed from B.F. Newson and wife, Elizabeth Newson of record in Book 4656, page 942, Register's Office for Davidson County, Tennessee, dated November 17, 1972 and recorded on November 20, 1972.

Being the same property conveyed to Edward L. Jackson by Quit Claim deed from Dennis P. Jackson, Jr., and Phillip J. Jackson and Edward L. Jackson of record in Instrument No. 20000629-0064696 Register's Office for Davidson County, Tennessee, dated June 26, 2000 and recorded on June 29, 2000.

Return to:
Rudy Title and Escrow, LLC

Being the same property conveyed to HBG Holdings, LLC, a Tennesse Limited Liability Company by Warranty deed from Edward L. Jackson, unmarried of record in Instrument No. 20191213-0128855 Register's Office for Davidson County, Tennessee, dated December 11, 2019 and recorded on December 13, 2019.

Being also known as 2139 12th Ave N 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.

HBG Holdings, LLC

BY: _____
Brandon Cobb, Authorized Agent

State of Tennessee
County of Davidson

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 8th day of May, 2020.

_____
Notary Public
My Commission Expires: 7/9/22

GRANT BUCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

Responsible Party For Taxes:

Owner Name & Property Address:

Name: Sarah M. Creveling
Address: 2139 12th Ave N
City, State, Zip: Nashville, TN 37208

Name: Sarah M. Creveling
Address: 2139 12th Ave N
City, State, Zip: Nashville, TN 37208

Tax ID: 081-03-0-214.00