Karen Johnson Davidson County
Batch# 405672 DEEDWARR
05/26/2020 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20200526-0053952

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 $240,000.00 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. 20203037	Affiant Sworn to and subscribed before me this 19th day of May, 2020. Notary Public My Commission Expires 1-24-22
After Recording Return To The Above.	TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

THIS INDENTURE, made this 19th day of May, 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

WILLIAM LEVI GARRETT, 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. 66 on the Plan of Section "D", Village of Old Hickory of record in Plat Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the West margin of Elliston Street, the corner of Lots 65 and 66; thence with the line between said lots, West 67.8 feet to a point; thence South 66 feet to the North margin of Tenth Street; thence with the margin of the same, East 57.6 feet to the beginning of a curve; thence around said curve, Northeasterly 15.7 feet to the West margin of Elliston Street; thence with the margin of said Street, North 56 feet to the beginning.

Being the same property conveyed to James V. Scott and wife, Joyce P. Scott by Warranty deed from Norman Sidney Rogers, married of record in Instrument No. 20010420-0039573 Register's Office for Davidson County, Tennessee, dated April 18, 2001 and recorded on April 20, 2001.

Being the same property conveyed to HBG Holdings, LLC by Warranty deed from James V. Scott and Joyce P. Scott, husband and wife of record in Instrument No. 20200219-0018274 Register's Office for Davidson County, Tennessee, dated February 19, 2020 and recorded on February 19, 2020.

Being also known as 912 Elliston St 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

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 19th day of May, 2020.

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/9/22

Owner Name & Property Address:

Name: William Levi Garrett
Address: 912 Elliston St
City, State, Zip: Old Hickory, TN 37138

Responsible Party For Taxes:

~~Name: William Levi Garrett~~
~~Address: 912 Elliston St~~
~~City, State, Zip: Old Hickory, TN 37138~~
CMG 3
3160 Crow Canyon Rd #400
San Ramon CA 94583

Tax ID: 044-15-0-101.00

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY