Karen Johnson Davidson County
Batch# 425759 DEEDWARR
06/25/2020 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $836.20
20200625-0068655

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202889 **After Recording Return To The Above.**	STATE OF TENNESSEE COUNTY OF DAVIDSON I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $226,000.00 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 24th day of June, 2020. Notary Public My Commission Expires: 5.2.22

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 24th day of June, 2020, among:

SANDRA JEAN VICTORY, AN UNMARRIED WOMAN

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".

Land in Davidson County, Tennessee, being Lot No. 526 on the Plan of Section Thirteen, Bradford Hills of record in Plat Book 7900, Page 6, amended in Plat Book 7900, page 661, 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 W. F. Victory, Sr, and wife, Willa Dean Victory by Warranty deed from Yazdian Construction, Inc of record in Book 9408, page 457, Register's Office for Davidson County, Tennessee, dated July 14, 1994 and recorded on July 15, 1994.

W.F. Victory having since died December 15, 2001.

Being the same property conveyed to Sandra Jean Victory by Quitclaim deed from Willa Dean Victory of record in Instrument No. 20040421-0045547 Register's Office for Davidson County, Tennessee, dated April 19, 2004 and recorded on April 21, 2004. The said Willa Dean Victory died April 18, 2013.

Being also known as 3445 Cobble St Nashville, Tennessee 37211.

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.

Sandra Jean Victory

Sandra Jean Victory

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Sandra Jean Victory, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: HBG Holdings, LLC
Address: 3445 Cobble St
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: HBG Holdings, LLC
Address: 3445 Cobble St
City, State, Zip: Nashville, TN 37211

Tax ID: 172-12-0B-315.00-CO

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY