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

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203340

**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 **$315,000.00** 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 23rd day of July, 2020.

Notary Public
My Commission Expires: 4/13/24

Karen Johnson Davidson County
Batch# 444261 **DEEDWARR**
07/27/2020 11:26:28 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200727-0081975

WILLIAMSON COUNTY NOTARY PUBLIC TENNESSEE KAYLA R. [illegible]

# WARRANTY DEED

**THIS INDENTURE**, made this 23rd day of July, 2020, among:

**HBG HOLDINGS, LLC**

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

**AND**

MATTHEW RAMSEY AND JULIANA RAMSEY, HUSBAND AND WIFE.

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 part of Lot No. 251 and 252 on the Plan of McGavock addition to Nashville of record in Plat Book 21, Page 23, 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 parts of said Lots Front 37 feet on the Northerly side of Cheatham Street, and begins at a point in said margin of said Street, 36-1/2 feet to the Westerly margin of Polk Street; runs thence Northerly 100 feet thence Westerly 37 feet; thence Southerly 100 feet, thence 37 feet to the beginning.**

**Being the same property conveyed to James Wallace Endlsey by Warranty deed from Callie Adams, ( a widow) of record in Book 10256, page 494, Register's Office for Davidson County, Tennessee, dated November 08, 1996 and recorded on November 11, 1996.**

**Being the same property conveyed to Jenica Mcquiddy and husband, Darrell Mcquiddy by Quitclaim deed from James Wallace Endlsey (Correctly James Wallace Endsley) of record in Instrument No. 20151030-0110401 Register's Office for Davidson County, Tennessee, dated October 29, 2015 and recorded on October 30, 2015.**

**Being the same property conveyed to HBG Holdings, LLC by Warranty deed from Jenica Mcquiddy and husband, Darrell Mcquiddy of record in Instrument No. 20200319-0030303 Register's Office for Davidson County, Tennessee, dated March 02, 2020 and recorded on March 19, 2020.**

**Being also known as 1004 Cheatham Place 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, Athorized 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 ~~10th~~ 23rd day of July, 2020.

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

**Owner Name & Property Address:**

Name: Matt Ramsey and Juliana Ramsey
Address: 1004 Cheatham Place
City, State, Zip: Nashville, TN 37208

**Responsible Party For Taxes:**

Name: Matt Ramsey and Juliana Ramsey
Address: 1004 Cheatham Place
City, State, Zip: Nashville, TN 37208

**Tax ID: 081-12-0-282.00**