WARRANTY DEED

J-SB-BRE-20-517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
HBG Holdings, LLC	**New Owner**	
(NAME) **5817 Sterling Oaks Dr.**	Karen Johnson Davidson County Batch# 449183 **DEEDWARR** 08/04/2020 07:58:12 AM 2 pgs Fees: $13.00 Taxes: $468.05 20200804-0085682	**071-05-0-057.00**
(ADDRESS) **Brentwood, TN 37027**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET M. PHILLIPS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HBG HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 19 in E. T. Browns Subdivision of parts of Lots 9 &10 of Brooklyn, a plat of which is of record in Plat Book 332, page 60, Register's Office for Davidson County, Tennessee. Said Lot No. 19 fronts 50 feet on the northwest side of Haynes Street and extends back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Albert Phillips and wife, Margaret Phillips by Warranty Deed from Shirley J. Overton, unmarried, of record in Book 6299, page 570, Register's Office for Davidson County, Tennessee, dated May 23, 1984 and recorded on May 25, 1984. The said Albert Phillips having since died, leaving his wife, Margaret Phillips, as the surviving the tenant by the entirety.

Being the same property conveyed to Marjorie Trice by Quitclaim Deed from Margaret Phillips of record in Instrument No. 20051117-0139298, Register's Office for Davidson County, Tennessee, dated November 07, 2005 and recorded on November 17, 2005.

Being the same property conveyed to Marjorie Trice and Margaret Phillips, joint tenants with right of survivorship by Quitclaim Deed from Marjorie Trice, unmarried, of record in Instrument No. 20060104-0001222, Register's Office for Davidson County, Tennessee, dated December 16, 2005 and recorded on January 04, 2006. The said Marjorie Trice died October 5, 2016, leaving Margaret Phillips as the sole owner.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 60, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **517 Haynes Street, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30th DAY OF JULY, 2020.

Margaret M. Phillips by Joe H. Havis, Jr., Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE H. HAVIS, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARGARET M. PHILLIPS, and who acknowledged he/she/they executed the same as the free act and deed of the said MARGARET M. PHILLIPS.

Witness my hand and official seal, this the 30th of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212