THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829757**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $374,500.00. Affiant Subscribed and sworn to before me, this 2nd day of September, 2020. Notary Public My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 471682 DEEDWARR
09/08/2020 01:03:29 PM 2 pgs
Fees: $13.00 Taxes: $1,385.65
20200908-0102009

WARRANTY DEED

Address New Owner: HG Investments, LLC. 605 Lynnwood Blvd Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 13 0 113.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Logan Thompson, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HG Investments, LLC., a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Block 20 in the Charlotte Park 2nd Addition, as shown on Plat of record in Plat Book 57, Page 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Logan Thompson, an unmarried man, by QuitClaim Deed from Logan Thompson and Eric Thompson, both unmarried, of record in Instrument No. 20140313-0021036, in the Register's Office of Davidson County, Tennessee, dated March 7, 2014 and recorded on March 13, 2014.

Being the same property conveyed to Logan Thompson, a single person and Eric Thompson by Warranty Deed from James Gottry and Lea Gottry, husband and wife of record in Instrument No. 20111215-0097745, in the Register's Office of Davidson County, Tennessee, dated December 13, 2011, recorded on December 15, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park 2nd Addition, as recorded in Plat Book 57, Page(s) 160 and 161.

This is improved property located at 3900 Elkins Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of September, 2020.

Logan Thompson
By: James Alexander, 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, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Logan Thompson and that he is authorized by Logan Thompson to execute this instrument on his behalf.

WITNESS my hand, at office, this 2nd day of September, 2020.

Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021