WARRANTY DEED

Karen Johnson Davidson County
Batch# 489313 DEEDWARR
10/05/2020 10:54:54 AM 2 pgs
Fees: $13.00 Taxes: $725.20

20201005-0114772

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-7-23
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE BENTON SMITH

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 131 Donelson Pike, Nashville, Tennessee 37214

File No.: NAS0246-20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
HBG HOLDINGS, LLC	HBG HOLDINGS, LLC	
(NAME) 2600 Flamingo Drive	(NAME) 2600 Flamingo Drive	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ninety-Six Thousand And No/100 Dollars ($196,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HOSTS WORLDWIDE INC.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HBG HOLDINGS, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 388 on the Plan of Final Plan of Joywood Heights, Section IIA of record in Plat Book 1424, Page 20, 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 Staci Alexander, an unmarried woman by Warranty deed from Donald Clark and wife, Nancy E. Clark of record in Instrument No. 20050613-0067223 Register's Office for Davidson County, Tennessee, dated June 08, 2005 and recorded on June 13, 2005.

Being the same property conveyed to Hosts Worldwide Inc., by Warranty Deed from Staci Alexander, an unmarried woman, dated September 30, 2020, recorded _____, of record in Instrument No. _____ , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to HBG Holdings, LLC, by Warranty Deed from Hosts Worldwide Inc., dated September 30, 2020, recorded _____, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 2600 Flamingo Drive, Nashville, TN 37207

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 30th day of September, 2020.

HOSTS WORLDWIDE INC.

BY: _____
Alex Inman

State of Tennessee

County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Alex Inman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Hosts Worldwide, Inc., the within named bargainor, a corporation, and that such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Alex Inman.

Witness my hand, at office, this 30th day of September, 2020.

_____
Notary Public
My Commission Expires: 1-3-21

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY