Karen Johnson Davidson County
Batch# 494145 DEEDWARR
10/13/2020 09:11:52 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20201013-0118605

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of October, 2020.

Notary Public:
My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: HBG Ventures, LLC P.O. Box 128472 Nashville, TN 37212	Send Tax Bills To: New Owner	Map/Parcel Number: 147-01-0-044.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jill Taylor, Administrator of the Nancy S. Blankenship Estate**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **HBG Ventures, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 456 on the Plan of Caldwell Hall, Section Six, as of record in Book 2900, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Nancy S. Blankenship by Warranty Deed from William F. Milburn and wife, Debra C. Milburn, dated 5/1/1978 and recorded 6/6/1978 in Book 5294, Page 717, Register's Office for Davidson County, Tennessee. The said Nancy S. Blankenship died intestate on 4/13/2020. Pursuant to Order to Probate filed 4/30/2020 in Docket No. 20P647 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Jill Taylor, niece of the deceased, was appointed as Administrator.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all other matters shown on plat of record in Book 2900, Page 148, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 355 Binkley Drive, Nashville, TN 37211

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: OBMR 20355

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 5th day of October, 2020.

Nancy S. Blankenship Estate

BY: _____
Jill Taylor, Administrator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jill Taylor**, with whom I am personally acquainted and who proved herself to be the **Administrator of the Estate of Nancy S. Blankenship, deceased, April 13. 2020**, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 5th day of October, 2020.

_____
Notary Public:

My commission expires: 9/20/21

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY