# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

(AFF

J-SB-VH-20-1207

Karen Johnson Davidson County
Batch# 507526 **DEEDWARR**
11/02/2020 03:22:01 PM 4 pgs
Fees: $23.00 Taxes: $888.00

20201102-0128039

**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) | (NAME) | **071-16-0-291.00** |
| **5817 Sterling Oak Dr.** | | |
| (ADDRESS) | (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, **JEFFREY DEANE SEARS AND DEBRA HAMILTON SEARS, A MARRIED PERSON,** 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:

Land in Davidson County, Tennessee, being the Northerly 10 feet of Lot No. 384, all of Lot No. 385, and the Southerly 10 feet of Lot No. 386 on the Plan of Oakwood Park of record in Book 421, Page 12, in the Registers 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 adjoin and front together 50 feet on the Easterly side of Montgomery Avenue, formerly Ninth Street and runs back between parallel lines 135.2 feet on the South line and 154.4 feet on the North line, to the right-of-way of the L. and N. Railroad on which it measures 53.55 feet.

Being the same property conveyed to Jeffrey Deane Sears, a married person and Debra Hamilton Sears, a married person by Warranty deed from Wiser Development Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190821-0084176 Register's Office for Davidson County, Tennessee, dated August 20, 2019 and recorded on August 21, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, 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: **1207 Montgomery Ave, 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 29th DAY OF OCTOBER, 2020.

Jeffrey Deane Sears

Debra Hamilton Sears

STATE OF Idaho
COUNTY OF Ada

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY DEANE SEARS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2020.

Vicki Weatherill
Notary Public
My Commission Expires: 08-08-2025
(SEAL)

VICKI WEATHERILL NOTARY PUBLIC COMM NO. 20191588 STATE OF IDAHO

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA HAMILTON SEARS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

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

Witness my/our hand(s) this the 29th DAY OF OCTOBER, 2020.

Jeffrey Deane Sears

Debra Hamilton Sears

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY DEANE SEARS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA HAMILTON SEARS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2020.

See attached

Notary Public
My Commission Expires: _____
(SEAL)

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

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Placer )

On 10/29/2020 before me, A. Maki
(insert name and title of the officer)

personally appeared Debra Hamilton Sears
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

A. MAKI
Notary Public - California
Yuba County
Commission # 2260425
My Comm. Expires Sep 29, 2022

Signature _____ (Seal)