This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203963

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $319,330.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28th day of October, 2020.

Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 28th day of October, 2020, among:

Karen Johnson Davidson County
Batch# 510809 DEEDWARR
11/09/2020 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,181.52
20201109-0131154

HBG HOLDINGS, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

ALEXANDER S KOSZUTA, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Plan of Phase 1-B. Mulberry Downs of record in Plat Book 7900, Page 740 and amended in Plat Book 7900, Page 818, 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 Roy J. Parker, Jr. and Fannie M. Parker, husband and wife by Warranty deed from Thomas Driver of record in Instrument No. 20111027-0083517 Register's Office for Davidson County, Tennessee, dated October 19, 2011 and recorded on October 27, 2011.

Being the same property conveyed to HBG Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from Fannie M. Parker, unmarried of record in Instrument No. 20200521-0053078 Register's Office for Davidson County, Tennessee, dated May 15, 2020 and recorded on May 21, 2020.

Being also known as 1800 Apple Valley Cir Nashville, Tennessee 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

HBG Holdings, LLC

BY: _____
Brandon Cobb, Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brandon Cobb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Agent of HBG Holdings, LLC and as such Authorized Agent, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 28th day of October, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Alexander S Koszuta
Address: 1800 Apple Valley Cir
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Alexander S Koszuta
Address: 1800 Apple Valley Cir
City, State, Zip: Nashville, TN 37207

Tax ID: 050-03-0B-187.00-CO

True Copy Certification

I, Tracey Boshears, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/15/2021

Notary' Seal (if on paper)

