Karen Johnson Davidson County
Batch# 517226 DEEDWARR
11/16/2020 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $862.10
20201116-0135205

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203984

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 $233,000.00 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 13th day of November, 2020.

Notary Public
My Commission Expires:

DANA R PARK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

WARRANTY DEED

THIS INDENTURE, made this 13th day of November, 2020, among:

HBG HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

AND

JUSTIN L. CROSS, SINGLE MAN

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. 19, of E. T. Browns Subdivision of part of Lots 9 & 10 of Brooklyn, a plat which is of record in Book 322, Page 60, in the Register's Office for Davidson, Tennessee. Said Lot No. 19 fronts 50 feet on the northwest side of Haynes Street and extends back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Albert Phillips and wife Margaret M. Phillips by Warranty Deed from Shirley J. Overton dated May 23, 1984 and recorded May 25, 1984 in Book 6299, Page 570, Register's Office of Davidson County, Tennessee.

Albert Phillips having since died in 1997.

Being the same property conveyed to Marjorie Trice by deed from Margaret Phillips in Instrument No. 20051117-0139298, dated November 7, 2005 and recorded November 17, 2005, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Marjorie Trice and Margaret Phillips, as joint tenants with right of survivorship, dated December 16, 2005 and recorded January 4, 2006 in Instrument No. 20060104-0001222, said Register's Office.

Marjorie Trice having died October 5, 2016.

Being the same property conveyed to HBG Holdings, LLC, a Tennessee limited liability company by Warranty deed from Margaret M. Phillips, unmarried of record in Instrument No. 20200804-0085682 Register's Office for Davidson County,

Tennessee, dated July 30, 2020 and recorded on August 4, 2020.

Being also known as 517 Haynes St 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 13th day of November, 2020.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Justin Cross
Address: 517 Haynes St
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

~~Name: Justin Cross~~
~~Address: 517 Haynes St~~
~~City, State, Zip: Nashville, TN 37207~~
Guaranteed Rate, Inc.
4410 N. Ravenswood Ave
Chicago, IL 60640

Tax ID: 071-05-0-057.00

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY