Karen Johnson Davidson County
Batch# 548212 DEEDWARR
01/06/2021 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210106-0002763

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203677

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 **$270,000.00** 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 31st day of December, 2020.

Notary Public
My Commission Expires: 7.16.2024

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 31st day of December, 2020, among:

HBG HOLDINGS, LLC

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

AND

JEREMY STALEY AND CAMILLE STALEY
Husband and Wife

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. 73 on the Plan of Final Plat of Ridgeview UDO, Phase One of record in Plat at Instrument No. 20080603-0056596, 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 Gary Hassell, a single man by Warranty deed from Mazyar Abbasi, unmarried of record in Instrument No. 20161228-0136464 Register's Office for Davidson County, Tennessee, dated December 16, 2016 and recorded on December 28, 2016.

Being the same property conveyed to HBG Holdings, LLC by Warranty deed from Gary Hassell, a married man of record in Instrument No. 20200706-0072108 Register's Office for Davidson County, Tennessee, dated July 01, 2020 and recorded on July 06, 2020.

Being also known as 1976 Wild Oaks Ct Antioch, Tennessee 37013.

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:_____
Joshua Shockley, Authorized Signor

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Joshua Shockley*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Signor of ***HBG Holdings, LLC*** the within named bargainor, and that he as such Authorized Signor being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself as its Authorized Signor.

Witness my hand and official seal this 31st day of December, 2020.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

_____
Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Jeremy Staley and Camille Staley
Address: 1976 Wild Oaks Ct
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Jeremy Staley and Camille Staley
Address: SAME
City, State, Zip: _____

Tax ID: 163-07-0A-073.00

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

