WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

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

W-SB-SSG-21-2012

Karen Johnson Davidson County
Batch# 565729 DEEDWARR
02/01/2021 03:32:49 PM 2 pgs
Fees: $13.00 Taxes: $492.10

20210201-0014506

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)	**137-00-0-085.00**
2012 Bakers Grove Ln		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **MIDDLE TN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HBG HOLDINGS, LLC, A COLORADO 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

Beginning at a point in the center of Old Granny Wright Lane at a railroad spike, the said point being 25 feet North of the Northeast corner of a tract of land now owned by C. D. Boner; thence with the center of said Old Granny Wright Lane, South 82 degrees 59 minutes East 69.70 feet to a railroad spike in the center of the said Old Granny Wright Lane; thence South 5 degrees 41 minutes 04 seconds West 675.00 feet to an iron stake in the westerly margin of the New Granny Wright Lane; thence South 7 degrees 1 minutes 20 seconds West 177.22 feet (erroneously shown as 1772.22 feet in prior deeds) to an iron stake; thence North 1 degree 41 minutes East 855.9 feet to the beginning, Registers Office of Davidson County, Tennessee.

Being the same property conveyed to Middle TN Investments, LLC, a Tennessee limited liability company by Warranty Deed from John R. Woodroof and Kathy W. Brown and husband, Gary W. Brown of record in Instrument No. 20191119-0119205 Register's Office for Davidson County, Tennessee, dated November 15, 2019 and recorded on November 19, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Grant of Transmission Line Easement of record in Book 4428, Page 562, in the Register's Office for Davidson County, Tennessee.
- Roadway Easement of record in Book 3835, Page 282, in the 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: **2012 Bakers Grove Ln, Hermitage, Tennessee 37076**.

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 JANUARY, 2021.

Middle TN Investments, LLC

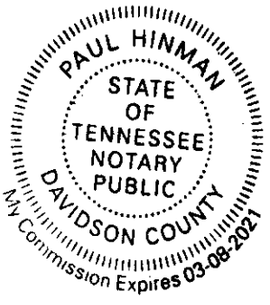
BY: _____
Brian Benton
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN BENTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of MIDDLE TN INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of January, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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