WARRANTY DEED

Karen Johnson Davidson County
Batch# 623220 **DEEDWARR**
04/27/2021 10:21:41 AM 2 pgs
Fees: $13.00 Taxes: $111.00

20210427-0055790

J-SB-HBG-21-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

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)	**043-14-0-006.00**
713 18th Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **COMPLETE MAINTENANCE, INC., A TENNESSEE CORPORATION,** 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 Map and Parcel 043-14-0-006.00 and described as follows:

Said property is north of Old Hickory Boulevard and West of Hankins Street and fronts on Old Hickory Boulevard 60 feet and runs back between parallel lines 50 feet to a dead line.

Being the same property conveyed to Complete Maintenance, Inc. by Quitclaim Deed from Ronald Steile and wife, Sonja J. Steile, recorded May 29, 1990 in Book 8117, Page 283, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald A. Steile and wife, Sonja J. Steile by Warranty Deed from Melissie Conrad Bush and husband, James Bush and Harold Duncan, an unmarried person, recorded May 2, 1986 in Book 6847, Page 92, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Old Hickory Boulevard, Madison, Tennessee 37115**.

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 6th DAY OF APRIL, 2021.

Complete Maintenance, Inc.
BY: _____
Cristal Gibson
Authorized Agent

STATE OF TN
COUNTY OF Sullivan

Before me, the undersigned Notary Public, personally appeared CRISTAL GIBSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of COMPLETE MAINTENANCE, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 6th of April, 2021.

_____
Notary Public
My Commission Expires: May 19 2021
(SEAL)

LACIE THACKER
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

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