THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210736110**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $191,655.00. Beth Thomas Affiant Subscribed and sworn to before me, this 15th day of July, 2021. Notary Public My Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 680936 DEEDWARR
07/21/2021 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $709.12
20210721-0098079

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
HBG Holdings LLC 406 Poplar Place Mt. Juliet, TN 37122	New Owner	Tax Parcel ID No. 149-02-0A-070.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald J. Coode, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HBG Holdings LLC**, a Tennessee limited liability company, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Final P.U.D. Plan of Piccadilly Square, Phase 1 of record in Plat Book 10979, Page 393, 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 Donald J. Coode and wife, Carol A. Coode by Warranty deed from Edwin Errol Ellis and Donna Jane Ellis of record in Book 10979, page 393, Register's Office for Davidson County, Tennessee, dated June 05, 1998 and recorded on June 16, 1998.

Carol Coode having since died on March 2, 2014 in Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 720 and 722, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6236, Page 683 amended in Book 6295, page 506; Book 6295, page 520; Book 6300, page 409; Book 6306, page 833; Book 6355, page 322; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 184 and Book 6518, page 190, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 6530, page 819 ; Book 6186, page 235; Book 6251, page 616 and Book 6298, page 491.

Document of Clarification of record in Book 6830, page 739.

By-Laws of Picadilly Square Homeowners Association of record in Book 6295, page 572; Book 6295, page 580; Book 6295, page 588; Book 6300,page 431 and Book 7288, page 963.

Charter of Picadilly Square Homeowner's Association of record in Book 6295, page 518; amended in Book 6295, page 556; Book 6295, page 564 and Book 6300, page 423.

QuitClaim Deed for common areas to Picadilly Square Homeowner's Association of record in Book 6236, page 680 corrected in Book 6295, page 503; Book 6496, page 99 and Book 7778, page 366.

Amendment to information brochure of record in Book 6295, page 596; Book 6295, page 602 and Book 6300, page 439.

Deed of Conveyance of record in Book 6846, Page 653 and 606, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 600 Piccadilly Row Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2021.

Donald J. Coode

Donald J. Coode

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald J. Coode, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/15/2021.

Date

Affiant Signature

7/19/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of July, 2021.

Notary's Signature

My Commission Expires: 4/27/2025
Date

Notary's Seal (if on paper)

