Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215758B

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 **$340,000.00** 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 9th day of September, 2021.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 720443 **DEEDWARR**
09/21/2021 10:33:31 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20210921-0126587

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER

WARRANTY DEED

THIS INDENTURE, made this 9th day of September, 2021, among:

HBG HOLDINGS, LLC A TENNESSEE LIMITED LIABILITY COMPANY

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

AND

JOSIAH RAY CORBIN AND KALLE CORBIN
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".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

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' East 69.70 feet to a railroad spike in the center of the said Old Granny Wright Lane; thence South 5 degrees 41' 04" West 675.00 feet to an iron stake in the westerly margin of the New Granny Wright Lane; thence South 7 degrees 14' 20" West 177.22 feet to an iron stake; thence North 1 degree 41' East 855.9 feet to the beginning.

BEING the same property conveyed to HBG Holdings, LLC a Colorado limited liability company by Warranty Middle TN Investments, LLC a Tennessee limited liability company dated January 29, 2021 and filed of record in Instrument No. 20210201-0014506, Register's Office for Davidson County, Tennessee.

Being also known as 2012 Bakers Grove Lane Hermitage, TN 37076

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
ITS Authorized agent

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Brandon Cobb the authorized agent for HBG Holdings LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of September, 2021.

_____
Notary Public
My Commission Expires: 3.7.23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Josiah Corbin and Kalle Corbin
Address: 2012 Bakers Grove Ln
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: NEW OWNER
Address: _____
City, State, Zip: _____

TAX ID: 137-00-0-085.00