WARRANTY DEED

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024 DAVIDSON COUNTY

J-HBG-21-2315-2311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: (illegible)

Karen Johnson Davidson County
Batch# 827430 DEEDWARR
03/24/2022 08:28:00 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20220324-0033739

THIS INSTRUMENT WAS PREPARED BY AND RETURN

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
HBG Holdings LLC	**New Owner**	
(NAME)	(NAME)	
501 Union St., 4th Floor, Ste. 439		**070050K00100CO & 070050K00200CO 070050M00100CO & 070050M00200CO 070050L00100CO & 070050L00200CO 070050N00100CO & 070050N00200CO**
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(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, **WALLACE T. FORSYTHE AND WIFE, MELANIE M. FORSYTHE,** 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:

Property: 1

Land in Davidson County, Tennessee, being Unit A & Unit B, TWENTYTHREE-FIFTEEN LLOYD AVENUE, as shown on plat of record in Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20220127-0009976, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wallace T. Forsythe and wife, Melanie M. Forsythe by Quitclaim deed from Slayden Clayborn Forsythe and wife, Mary A. Forsythe of record in Book 8526, page 401, Register's Office for Davidson County, Tennessee, dated January 09, 1992 and recorded on January 13, 1992.

Property: 2

Land in Davidson County, Tennessee, being Unit A & Unit B, LLOYD AVENUE RESIDENCES II, as shown on plat of record in Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20220310-0027487, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property: 3

Land in Davidson County, Tennessee, being Unit A & Unit B, LLOYD AVENUE RESIDENCES I, as shown on plat of record in Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20220310-0027485, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property: 4

Land in Davidson County, Tennessee, being Unit A & Unit B, LLOYD AVENUE RESIDENCES III, as shown on plat of record in Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20220310-0027492, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wallace Forsythe and wife, Melanie Forsythe by Warranty deed from

Ricky D. Forsythe, a single person of record in Instrument No. 20001101-0108366 Register's Office for Davidson County, Tennessee, dated October 30, 2000 and recorded on November 01, 2000.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 39, Register's Office for Davidson County, Tennessee.
- Subject to the Declaration of Covenants, Conditions and Restrictions for Twentythree-Fifteen Lloyd Avenue, A Horizontal Property Regime with Private Elements, Recorded 20220127-0009976 on January 27, 2022.
- Subject to the Charter of the Twentythree-Fifteen Lloyd Avenue Homeowner's Association, Inc. Recorded 20220216-0017789 on February 16, 2022.
- Subject to the Final Plat 2311 Lloyd Ave recorded February 15, 2022 in 202202150017563.
- Subject to the Declaration of Covenants, Conditions and Restrictions for Lloyd Avenue Residences I, A Horizontal Property Regime with Private Elements, Recorded 20220310-0027485, Register's Office for Davidson County, Tennessee.
- Subject to the Declaration of Covenants, Conditions and Restrictions for Lloyd Avenue Residences II, A Horizontal Property Regime with Private Elements, Recorded 20220310-0027487, Register's Office for Davidson County, Tennessee.
- Subject to the Declaration of Covenants, Conditions and Restrictions for Lloyd Avenue Residences III, A Horizontal Property Regime with Private Elements, Recorded 20220310-0027492, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **2309 A&B, 2311 A&B, 2313 A&B, 2315 & 2317 Lloyd Ave, Nashville, Tennessee 37218**.

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 22 DAY OF MARCH, 2022.

Wallace T Forsythe Sr.
Wallace T. Forsythe

Melanie M. Forsythe
Melanie M. Forsythe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALLACE T. FORSYTHE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of March, 2022.

LMBlakely
Notary Public
My Commission Expires: _____

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELANIE M. FORSYTHE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of March, 2022.

LMBlakely
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY