Davidson County DEEDWARR
Recvd: 02/08/05 08:50 2 pgs
Fees:13.00 Taxes:1480.00

20050208-0014453

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Rodney E. Kruse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE FEBRUARY 4, 2005.

Notary Public

MY COMMISSION EXPIRES:

7-14-07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 48 West Caldwell Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney E. Kruse	OWNER	Map 119-01, Parcel 496.00
6495 Holt Road		
Nashville, Tennessee 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BHOMAR, L.L.C, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RODNEY E. KRUSE AND WIFE, VICTORIA L. KRUSE** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Final Plat of Bhomar Properties, as of record in Instrument No. 200005030044733, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Bhomar, L.L.C., a Limited Liability Company by deed of record from Shirley S. Wiles and Bobby Lee Scales recorded July 19, 1995 of record in Book 9734, Page 664, Register's Office, Davidson County, Tennessee and Warranty Deed from Walter R. Capps and Glen Wallis to Bhomar, LLC, a Tennessee Limited Liability Company recorded November 18, 1994 of record in Book 9524, Page 600, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to Notes on the Plat of record in Instrument No. 200005030044733, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.
This conveyance is subject to Restrictions of record in Deed Book 6581, Page 418, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to easements, restrictions, encumbrances and ordinances as they affect the premises.

unimproved ☒

This is improved ☐ property, known as 375 Glenrose Ave, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this February 4, 2005.

Bhomar, L.L.C, a Tennessee Limited Liability Company
By: Magan Bhika Pres.
Magan Bhika, President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Magan Bhika, as President for Bhomar, L.L.C., a Tennessee Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 4th day of February, 2005.

Notary Public

My Commission Expires: 7-14-07

DANA DOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.