BILL GARRETT, Davidson County
Trans:T20140072701 DEEDWARR
Recvd: 09/29/14 09:30 2 pgs
Fees:13.00 Taxes:2775.00
20140929-0089208

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Dickson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2014.

(Affix Seal) Notary Public

My Commission Expires: 9/16/18

26862

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

MELODY E. LAXTON STATE OF TENNESSEE NOTARY PUBLIC HUMPHREYS CO. TENN.

TENNESSEE NOTARY PUBLIC

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joyal Properties, Inc.	New Owner	Map/Parcel
2286 Highway 47 North		148 07 0 180.00
White Bluff, TN 37187		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHRYN L. BUBIS, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto JOYAL PROPERTIES, INC., a Tennessee corporation, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 5 on the Plan of "Amended and Final Section Two Antioch Commercial PUD" of record in Book 6250, Page 245, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE DESCRIPTED PROPERTY, BUT EXCLUDED FROM THIS CONVEYANCE is the following descripted tract of land:

Land in Davidson County, being part of Lot No. 5 on the Plan of "Amended and Final Section Two Antioch Commercial PUD" of record in Book 6250, Page 245, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

RIGHT-OF-WAY TAKE: BEGINNING at a point, said point being the Southwesterly property corner and being on the existing right -of-way of Antioch Pike; thence along said right-of-way line North 28 degrees 57 minutes 42 seconds East for 91.21 feet to a point; thence continuing along said right-of-way line, North 31 degrees 57 minutes 25 seconds East for 18.76 feet to a point on the proposed right-of-way line of Antioch Pike; thence along said property line South 61 degrees 10 minutes 44 seconds East for 10.87 feet to a point on the common property line of parcels 148-7-179 and 148-7-180; thence along said right-of-way line South 31 degrees 22 minutes 40 seconds West for 110.02 feet to a point on the common property line of parcels 148-7-180 and 148-7-181; thence along said property line North 61 degrees 22 minutes 19 seconds West for 7.21 feet to the point of beginning and continuing therein an area of 1,039 square feet, more or less.

Also conveyed herewith is the right to use a common access easement as set forth in Book 8493, page 559, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Robert S. Bubis and wife, Kathryn Bubis, by deed from John E. Davis, Jr., dated October 7, 1987 of record in Book 7374, Page 167, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to Kathryn Bubis, by Quitclaim Deed from Robert S. Busis, dated March 14, 1988 of record in Book 7497, page 595, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2014 are a lien against said property, but are not yet due and payable. Said taxes will be paid by the Grantee.

c. All matters appearing on the Plan of "Amended and Final Section Two Antioch Commercial PUD" of record in Book 6250, Page 245, Register's Office for Davidson County, Tennessee.

e. Right of others to use common area easement as set forth in Book 8493, Page 559, Register's Office for Davidson County, Tennessee

f. Terms and Condition of a Maintenance Agreement of record in Book 6450, page 100, Register's Office for Davidson County, Tennessee.

g. Sewage easements as set forth in Book 3404, page 519, Register's Office for Davidson County, Tennessee.

h. Easement in favor of First Suburban Water Utility District of Davidson County (Radnor Water District) of record in Book 3615, page 194 and Book 4505, page 690, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1664 Antioch Pike, Nashville, Tennessee, 37013

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, their heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 25th day of September, 2014:

Kathryn L. Bubis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kathryn L. Bubis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2014:

Notary Public

My commission expires: 4/8/17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 8, 2017