WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Karen Y Johnson Davidson County
Batch# 140618 DEEDWARR
09/13/2018 02:58:05 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20180913-0091052

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180321TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
RuBur Holdings, LLC	RuBur Holdings, LLC	
(NAME) 2613 Belmont Boulevard	(NAME) 2613 Belmont Boulevard	059-15-0-155.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Twenty-Five Thousand And No/100 Dollars ($125,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARY ESTELLE MANLOVE BIGHAM, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUBUR HOLDINGS, LLC**, 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:

Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Haynes Manor, Section 2 of record in Plat Book 3700, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Lot No. 223 fronts 70.0 feet on the Northerly side of Vanderhorst Drive and Extends back between parallel lines 135 feet to a dead line.
Being the same property conveyed to Emanuel Bigham, Jr., and wife, Mary E. Bigham by Warranty deed from Sidney Averbuch and E.T. Goldstein d/b/a Thomas Realty Company of record in Book 4190, page 179, Register's Office for Davidson County, Tennessee, dated November 13, 1967 and recorded on November 17, 1967.

The said Mary E. Bigham and Emanuel Bigham, Jr. having since divorced , said property was divested out of Emanuel Bigham Jr. pursuant to the Final Decree of Divorce recorded in the FOURTH Circuit Court for Davidson County on the 24th day of March, 1987 in Docket No. 85D42 of which a certified copy has been attached and recorded simultaneously herewith in instrument No. 20180913-0091051.

unimproved ☐
This is improved ☒ property, known as 712 Vanderhorst Drive, Nashville, TN 37207
(House No.) (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 and 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.
WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

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

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Mary Estelle Manlove Bigham this 30th day of August, 2018.

Mary Estelle Manlove Bigham
Mary Estelle Manlove Bigham

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of August, 2018, before me personally appeared Mary Estelle Manlove Bigham to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 30th day of August, 2018.

Commission Expires: 01.07.2020

Tammy A Novitsky
Notary Public

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY