Karen Johnson Davidson County
Batch# 252302 DEEDWARR
07/03/2019 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20190703-0065180

#34848

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019
(AFFIX SEAL)

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

A-2B-19-400

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CJMK Properties, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME) 915 Murfreesboro Pike	(NAME) 915 Murfreesboro Pike	106-16-0-035.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville TN 37217	
(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, **2B INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CJMK PROPERTIES, 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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Hill-N-Dale Acres of record in Plat Book 2900, Page (s) 33 and 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 2B Investments, LLC by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20171227-0131115 Register's Office for Davidson County, Tennessee, dated December 22, 2017 and recorded on December 27, 2017 and Scrivener's Affidavit of Preparation of Warranty Deed recorded on January 01, 2018 in Instrument No. 20180108-0002151.
Being the same property conveyed to Carl Wittenberg, a married man by Quitclaim deed from 2B Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180803-0076621 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 03, 2018.

Being the same property conveyed to 2B Investments, LLC, A Tennessee Limited Liability Company by Quitclaim deed from Carl Wittenberg, a married of record in Instrument No. 20180823-0083791 Register's Office for Davidson County, Tennessee, dated August 15, 2018 and recorded on August 23, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 33 and 34, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2959, Page 213, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 4676, Page 378, in the Register's Office for Davidson County, Tennessee.
- Supplement to recorded plan Hill-N-Dale Acres of record in Book 3375, Page 371, in the Register's Office for Davidson County, Tennessee.
- Vacating and Abandoning of record in Instrument Number 20010515-0050149, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **400 Hollydale Dr., Nashville, Tennessee 37217**.

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 2 DAY OF JULY, 2019.

2B Investments, LLC, a Tennessee Limited Liability Company

BY: _____
Carl Wittenberg
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL WITTENBERG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of 2B INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of July, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

