Karen Johnson Davidson County
Batch# 332420 DEEDWARR
12/19/2019 11:12:30 AM 5 pgs
Fees: $28.00 Taxes: $6,660.00
20191219-0131049

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

32592-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Columbine Place, LLC ATTN: Randy J. Wolcott 782 Melrose Avenue Nashville, TN 37211	New Owner	Map 118 Group 11 Parcels 66, 67, 68

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Ronald P. Lubovich, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Columbine Place, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Tract I:

LAND in Davidson County, Tennessee, being Lot No. 31 of Block D on the Plan of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Ronald P. Lubovich and Ernest W. Cash by Deed dated July 20th, 1989 from Richard M. Naive and wife, Kathryn H. Naïve, of record in Book 7898, Page 40, Register's Office for Davidson County, Tennessee, and further conveyed to Ronald P. Lubovich by Quitclaim Deed dated December 2nd, 1993 from Ernest W. Cash of record in Book 10255, Page 168, said Register's Office, and by Quitclaim Deed dated September 18th, 1996 from Iris Cash of record in Book 10255, Page 167, said Register's Office, and further conveyed to Ronald P. Lubovich, LLC, by Quitclaim Deed dated December 18th, 1997 from Ronald P. Lubovich, of record in Book 10742, Page 343, said Register's Office.

Tract II:

LAND in Davidson County, Tennessee, being Lot No. 32 of Block D on the Plan of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Ronald P. Lubovich and wife, Nancy Lubovich by Deed dated October 3rd, 1983 from William Howard Baird and wife, Brenda Faye Baird, of record in Book 6151, Page 305, Register's Office for Davidson County, Tennessee. The said parties were divorced, as evidenced by Final Decree of record in Docket No. 85D-379, Circuit Court for said county. The property was further conveyed to Ronald P. Lubovich by Quitclaim Deed dated April 7th, 1988 from Nancy Lubovich, of record in Book 7537, Page 8, said Register's Office, and further conveyed to Ronald P. Lubovich, LLC, by Quitclaim Deed dated December 18th, 1997 from Ronald P. Lubovich, of record in Book 10742, Page 342, said Register's Office.

Tract III:

LAND in Davidson County, Tennessee, being Lot No. 33 of Block D on the Plan of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Ronald P. Lubovich by Deed dated February 12th, 1996 from Thirty's Film & Tape, Inc., a Tennessee corporation, of record in Book 9945, Page 738, Register's Office for Davidson County, Tennessee, and further conveyed to Ronald P. Lubovich, LLC, by Quitclaim Deed dated December 18th, 1997 from Ronald P. Lubovich, of record in Book 10742, Page 341, said Register's Office.

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 successor and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18 day of December, 2019.

Ronald P. Lubovich, LLC, a Tennessee limited liability company

By: _____
Name: Ronald Peter Lubovich, Jr.
Its: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald Peter Lubovich, Jr., with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Manager of Ronald P. Lubovich, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

WITNESS my hand, at office, this 18 day of December, 2019.

_____
Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

_____
Affiant

Subscribed and sworn to before me this
18 day of December, 2019.

_____
Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by an ALTA/NSPS Land Title survey.

2. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel Map 118, Group 11, Parcels 66, 67 and 68. 2019 taxes have been prorated between the parties and paid as part of closing.

3. All Matters as shown on the Boundary Survey of 2827, 2829, 2831 Columbine Place by Dale & Associates, Steven C. Matthews, Tennessee R.L.S. # 2352, dated November 19, 2019 as Project 19136.

4. All Matters as shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 4611, Page 131, said Register's Office (as to Tract II only).

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

