Cindy L Briley, Register
Sumner County Tennessee
Rec #: 993064 Instrument #: 1303412
Rec'd: 15.00 Recorded
State: 2349.50 3/9/2020 at 2:15 PM
Clerk: 1.00 in Record Book
Other: 2.00 5160
Total: 2367.50 Pages 656-658

FORWARDED TO SUMNER COUNTY ASSESSOR
OF PROPERTY ON DATE OF RECORDING

Karen Johnson Davidson County
Batch# 369698 DEEDWARR
03/09/2020 03:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200309-0026397

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/1/21
(AFFIX SEAL)

J-TBH-20-5213-5217-132-548

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)
TBH Properties, LLC	**NEW OWNER**	
(NAME)	(NAME)	**044D-B-001.00**
104 Allen Ct. S		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **RAJA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND JONATHAN A. ARBUCKLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TBH 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 **SUMNER** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:
ON the North side of Highway #52 in the city limits of the City of Westmoreland and being the same property found in Deed Book 427, Page 257, and Deed Book 476, Page 804, in the Register's Office of Sumner County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin in the North margin of Highway 52 same being the Southeast corner of this tract and the Southwest corner of Ricky Tuttle; thence with said margin North 76 degrees 20 minutes West 62.36 feet to an iron pin; thence with line of Allen North 13 degrees 27 minutes East 88.00 feet to an iron pin; thence with line of Carter, South 76 degrees 28 minutes East 62.69 feet to an iron pin; thence with line of Ricky Tuttle South 13 degrees 40 minutes West 88.15 feet to the point of beginning, by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, dated November 13, 1984.

Tract II:
Land in the 5th Civil District of Sumner County, Tennessee, being Lot No. 12 on the Plan of Sunrise Estates of record in Plat Book 2, Page 50, in the Register's Office for Sumner County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract III:
Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Brook View Estates, Section 2, of record in Plat Book 4460, Page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Tract I: Being also known as 5213 - 5217 Austin Peay Highway 37186

Being the same property conveyed to Raja Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Equity Trust Company Custodian FBO Jared Helle IRA 75% undivided interest and Equity Trust Company Custodian FBO Beau Jensen IRA 25% undivided interest of record in Book 5074, page 686, Register's Office for Sumner County, Tennessee, dated November 07, 2019 and recorded on November 12, 2019.

Tract II: Being also known as 136 Luna Lane, Hendersonville, TN

Being the same property conveyed to Jonathan A. Arbuckle, Married by Warranty deed from Tony Tharpe of record in Book 5057, page 838, Register's Office for Sumner County, Tennessee, dated October 16, 2019 and recorded on October 22, 2019.

Tract III: 548 Brook View Estates Dr., Antioch, Tennessee 37013

Being the same property conveyed to Jonathan Arbuckle by Warranty deed from Jerry Thomas Wheeler, Jr., Renee Wheeler Fletcher, Lisa Smid and Derek S. Owen, Jr., of record in Instrument No. 20191011-0104647 Register's Office for Davidson County, Tennessee, dated September 17, 2019 and recorded on October 11, 2019.

**Jonathan Arbuckle and Jonathan A. Arbuckle are one in the same person.
**Said properties are not the primary residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 50, Register's Office for Sumner County, Tennessee. (As to Tract II)
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 163, Register's Office for Davidson County, Tennessee. (As to Tract III)
- Restrictions of record in Deed Book 199, Page 420, in the Register's Office for Sumner County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (As to Tract II)
- Agreement for Dedication of Easements for Sanitary Sewer Line and for Drainage Purposes of record in Record Book 104, Page 69, in the Register's Office for Sumner County, Tennessee. (As to Tract II)
- Restrictions of record in Book 4689, Page 561, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (As to Tract III)
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5213 - 5217 Austin Peay Highway, Westmoreland, TN 37186 / 136 Luna Lane, Hendersonville TN 37075, 548 Brook View Esates Drive, 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(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.

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2021
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my/our hand(s) this the 9th DAY OF MARCH, 2020.

Raja Properties, LLC, a Tennessee Limited Liability Company

BY:_____
Jonathan A. Arbuckle
Member

_____
Jonathan A. Arbuckle (Individually)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN A. ARBUCKLE, 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 MEMBER of RAJA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of March, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN A. ARBUCKLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of March, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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