WARRANTY DEED

Karen Johnson Davidson County
Batch# 386318 **DEEDWARR**
04/15/2020 02:15:23 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20200415-0039546

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

GABRIEL LUTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/21/2023

(AFFIX SEAL)

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)	
104 Allen Ct. S		**71-12-156.00** **82-3-370.00** **72-4-74.00**
(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,** 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 **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I
908 Chickasaw Avenue, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Victory Heights Subdivision, of record in Plat Book 1130, Page 97, Register's Office for said County.

Said Lot No. 56 fronts 80 feet on the south side of Chickasaw Avenue and runs back between parallel lines 159.5 feet to a dead line.

Being the same property conveyed to RAJA Properties, LLC, by Warranty Deed from Music City Holdings, LLC, recorded December 5, 2019 in Instrument No. 20191205-0125464, Register's Office for Davidson County, Tennessee.

Tract II
1002 Seymour Avenue, Nashville, TN 37206

Land in Davidson County, Tennessee, being the easterly 15 feet of the northerly 150 feet of Lot No. 55 and the westerly 50 feet of the northerly 150 feet of Lot No. 56 on the Plan of Stratton and Seymour's Addition to Nashville, of record in Plat Book 57, Page 23, Register's Office for said County.

Said part of Lots Nos. 55 and 56 front together 65 feet on the southerly side of Seymour Avenue and run back between parallel lines 150 feet to the northerly margin of proposed alley.

Being the same property conveyed to RAJA Properties, LLC by Warranty Deed from Music City Holdings, LLC, recorded December 16. 2019 in Instrument No. 20191216-0129348, Register's Office for Davidson County, Tennessee.

Tract III
1329 Stratford Avenue, Nashville, TN 37216

Land in Davidson County, Tennessee, being part of Lots Nos. 252 and 253 on the Plan of Inglewood Place, of record in Plat Book 332, Page 101, Register's Office for said County, and described according to a copy of a survey thereof made by T.R. Sanford, June 7, 1949, as follows:

Beginning at the northwest intersection of Kennedy Avenue and Stratford Avenue, thence with the margin of Kennedy Avenue, north 29 degrees, 28 minutes east 179 feet to an iron pin on the south line of Lot Nc. 5 of the Williams Plan, of record in Book 2, Page 128, of the Chancery Court at Nashville, said point being 10.9

feet east of the original corner of Lots Nos. 252 and 253 of said Inglewood Subdivision; thence north 67 degrees west along the south line of Lot No. 5 of said Williams Plan, 100 feet to an old iron pin which is 16.5 feet of the original line of Lot 253; thence south 23 degrees; 34 minutes west 142 feet to an old iron pin in the north margin of Stratford Avenue; thence with the margin of the same, south 45 degrees,12 minutes east 88 feet to the beginning.

Being the same property conveyed to RAJA Properties, LLC, by Warranty Deed from Music City Holdings, LLC, recorded January 16, 2020 in Instrument No. 20200116-0005709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee. (Tract I)
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 23, Register's Office for Davidson County, Tennessee. (Tract II)
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee. (Tract III)
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **908 Chickasaw Avenue 37207, 1002 Seymour Avenue 37206, 1329 Stratford Avenue 37216, Nashville, Tennessee 37207**.

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 10th DAY OF APRIL, 2020.

RAJA Properties, LLC

BY:_____
Jonathan Arbuckle
Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared JONATHAN ARBUCKLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of RAJA PROPERTIES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the 10th of April, 2020.

_____
Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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