WARRANTY DEED

Karen Johnson Davidson County
Batch# 416384 **DEEDWARR**
06/16/2020 03:28:42 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20200616-0062383

J-RAJA-20-5709

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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) **104 Allen Court South**	(NAME)	**103-02-0-093.01**
(ADDRESS) **Hendersonville, TN 37075**	(ADDRESS)	
(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, **JONATHAN ARBUCKLE, MARRIED,** 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:

Land in Davidson County, Tennessee. being part of Lot No. 8 lying immediately S. of the A. J. Peal Lot in C. C. Vernons Farm of Record in Book 161, page 164, Register's office for Davidson County, Tennessee. described as follows:

Beginning at a point in easterly margin of lot No. 8 which point is 173.3 feet south of the southerly margin of Maudina Street. thence in southerly direction with east line of Lot No. 8, 225.7 feet to southeast corner of Lot No. 8; thence with the south margin of Lot 8, 100 feet to southwest corner of lot 8, thence in northerly direction with West margin of lot 8, 365 feet to a point in west margin, which point is 184.7 feet from southerly margin of Maudina Street; thence in an easterly direction 104.5 feet to the beginning. There is also included in the conveyance a perpetual easement or right of way for ingress and egress into the property described to Maudina Street over and across the westerly 20 feet of the remainder of said lot No. 8. said right of way or easement is described as follows: Beginning at the northwest corner of Lot No. 8, thence in an easterly direction with southerly margin of said Maudina Street, 20 feet to a point; thence in a southerly direction parallel with westerly margin of said Lot No. 8. 182.4 feet to the northerly boundary of the tract here in above described; Thence in a westerly direction with the northerly line of the tract herein conveyed 20 feet more or less, to a point in west of margin of Lot No. 8, being the northwest corner of tract herein conveyed thence in a northerly direction with the western margin of Lot No.8. 184.7 feet to the beginning. Together with and subject to the following easement agreement set forth in Book 8412. page 836, said Register's Office. It is understood that the right of way or casement herein described will also be for the joint use of the owners of the remainder of Lot No. 8. and that the Buyer herein will never obstruct the owners of the remainder of said Lot No. 8 from using said easement and that the owners of the remainder of Lot No. 8 will not obstruct the buyer, her heirs or assigns from use of said easement.

Being the same property conveyed to Jonathan Arbuckle, married by Warranty deed from Aimee C. Moiso, a married woman and James C. Moiso, a married man of record in Instrument No. 20180917-0092250 Register's Office for Davidson County, Tennessee, dated September 14, 2018 and recorded on September 17, 2018.

**For the purpose of this conveyance the subject property was never the Grantor's primary marital residence.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee.
- Agreement for dedication of easement for storm sewers and/or sanitary sewer of record in Book 4496, Page 788, Register's Office of Davidson County, Tennessee.
- Twenty-foot easement for perpetual ingress and egress to land located to the rear of the subject property as of record in Book 8412, Page 836, and Book 8478, Page 45, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5709 Maudina Avenue, Nashville, Tennessee 37209**.

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 15 DAY OF MAY, 2020.

Jonathan Arbuckle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN 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 15th of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , 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 15th of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

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