900
1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER AND DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SB-TBH-20-108

Karen Johnson Davidson County
Batch# 449122 **DEEDWARR**
08/03/2020 03:41:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200803-0085598

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:	
TBH Properties, LLC	**NEW OWNER**	
(NAME)	(NAME)	
104 Allen Court South		**169I-D-014.00-000**
(ADDRESS)	(ADDRESS)	
Hendersonville & Nashville, TN		
(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 **SUMNER AND DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1: 108 La Vista Dr., Hendersonville, TN 37075:

Land in Sumner County, Tennessee, being Lot No. 87 on the Plan of Section one, Imperial Park of record in Plat Book 3, Page 25, 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 2: 906 N 14th St., Nashville, TN 37206:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Map of Subdivision of Part of The Weakley Home Place of record in Plat Book 421, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Cindy L Briley, Register
Sumner County Tennessee
Rec #: 1006990 Instrument #: 1321098
Rec'd: 10.00 Recorded
State: 2941.50 7/27/2020 at 9:00 AM
Clerk: 1.00 in Record Book
Other: 2.00 5287 PGS 739-740
Total: 2954.50

Tract 1: 108 La Vista Dr., Hendersonville, TN 37075:

Being the same property conveyed to Raja Properties, LLC, a Tennessee limited liability company by Warranty deed from William J. Williams and Cynthia L. Williams, husband and wife of record in Book 5214, page 274, Register's Office for Sumner County, Tennessee, dated May 04, 2020 and recorded on May 12, 2020.

Tract 2: 906 N 14th St., Nashville, TN 37206:

Being the same property conveyed to Raja Properties, LLC by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20200305-0024734 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 05, 2020.

This conveyance is subject to:
• Taxes for the year 2020, a lien not yet due and payable.
• TRACT 1:
Subject to all matters shown on the Plan of record in Plat Book 3, Page 25, Register's Office for Sumner County, Tennessee.
• TRACT 1:
Restrictions of record in Book 214, Page 327 and Book 234, Page 31, 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.
• TRACT 1:

Agreement for Dedication of Easements for Sanitary Sewer Line and for Drainage Purposes of record in Book 310, Page 131, in the Register's Office for Sumner County, Tennessee.
• TRACT 2:
Subject to all matters shown on the Plan of record in Plat Book 421, Page 36, Register's Office for Davidson County, Tennessee.
• TRACT 2:
Easement of record in Book 653, Page 308, in the Register's Office for Davidson County, Tennessee.
• TRACT 2:
Easements and/or rights of way as shown in Warranty Deeds recorded in Book 653, Page 308 and Book 1555, Page 223, 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: **108 La Vista Drive & 906 N 14th St., Hendersonville & Nashville, Tennessee**.

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 24th DAY OF JULY, 2020.

RAJA Properties, LLC, a Tennessee limited liability company

BY: _____
Jonathan Arbuckle
Member

STATE OF TENNESSEE
COUNTY OF Macon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN 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 24th of July, 2020.

_____
Notary Public
My Commission Expires: 9/24/2020
(SEAL)

BOB HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

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