Karen Johnson Davidson County
Batch# 489386 DEEDWARR
10/05/2020 11:25:05 AM 2 pgs
Fees: $13.00 Taxes: $9,065.00
20201005-0114850

WARRANTY DEED

ROBIN BOWMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/15/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
First Community Title & Escrow Company DBA Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ganesh Colonial Partnership	NEW OWNER ADDRESS	105 14 0 203.00
(NAME)	(NAME)	
4606 Marymont Springs Blvd.		
(ADDRESS)	(ADDRESS)	
Murfreesboro, Tennessee 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, ROBERT S. BUBIS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GANESH COLONIAL PARTNERSHIP** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a part of Lot No. 1 on the Plan of the Subdivision of the W.W. Henry Heir's 20 Acre tract of land on the Franklin Pike, as of record in Minute Book "Z", page 516, County Clerk's Office for said County, described according to a survey made by S.R. Sanford, Jr. June 18, 1954, as follows:

Beginning at an iron pin in the Westerly margin of Franklin Pike at the intersection of the Westerly margin of thereof and the Southerly margin of Hillview Hgts., formerly Woods Ave.; thence with the West margin of Franklin Pike S 19° 00' E 100 feet to an iron pin; thence S 71° 00' W 129 feet to an iron pin; thence N 19° 00' 00 feet to an iron pin located in the Southerly margin of Hillview Hgts; thence with the Southerly margin of said Hillview Hgts. N 71° 00' E 129 feet to an iron pin and the point of beginning plus an easement beginning with an iron pin in the Southeast corner of the above described property S 19° 00' E 20 feet to a point; thence thence N 83° 29' W 46.52 feet to a point; thence N 71° 00' E 42 feet to the point of beginning.

Being the same property conveyed to Robert S. Bubis by Quitclaim Deed from Kathryn C. Bubis, dated March 14th, 1988, of record in Book 7497, page 593, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantors; All matters appearing on the Plan; Easements; Restrictions; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2401 8th Avenue S, Nashville, TN 37204

(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 1st day of October, 2020.

Robert S. Bubis

State of Tennessee

County of Rutherford

On this 1st day of October, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert S. Bubis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Mary Haas
Notary Public

