Karen Johnson Davidson County
Batch# 489496 DEEDWARR
10/05/2020 01:13:30 PM 4 pgs
Fees: $23.00 Taxes: $2,884.89
20201005-0115018

# Warranty Deed

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|---|---|
| MEREDITH MALLOY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $779,700.00<br><br>Affiant<br>Subscribed and sworn to before me, this the 30th day of September, 2020.<br><br>Meredith Malloy<br>Notary Public<br><br>My commission expires: 10/02/2023 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Bubis Brothers Holdings, LLC | New Owners | 083-11-0-204.00,<br>083-15-0-184.00-00 &<br>083-11-0-186.00 |
| 116 Century Oak Drive | | |
| Franklin, TN 37069 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NEWHALL BRITTANY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BUBIS BROTHERS HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

(Property 1):

Land in Davidson County, Tennessee, being Lot No. 294-B on the Plan of Zone Lot Division, Lots 294 thru 300, Fortland Park, Section Four of record in Plat Book 6250, Page 622, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. (Property 1)

(Property 2):

Land in Davidson County, Tennessee, being Lot No.296-A on the Plan of Zone Lot Division, Lots 294 thru 300, Fortland Park, Section Four of record in Plat Book 6250, Page 622, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. (Property 2)

(Property 3):

Land in Davidson County, Tennessee, being Lot No. 295-A on the Plan of Zone Lot Division, Lots 294 thru 300, Fortland Park, Section Four of record in Plat Book 6250, Page 622, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. (Property 3)

Being a portion of the same property conveyed to Coordination Plus, LLC, a Tennessee Limited Liability Company by Warranty deed from Brittany Partnership, a Tennessee General Partnership, and Bartlett, Bartlett & Ogle, a Tennessee General Partnership, and Newhall Partnership, a Tennessee General Partnership of record in Instrument No. 20040408-0040014 Register's Office for Davidson County, Tennessee, dated April 06, 2004 and recorded on April 08, 2004. (Property 1).

Being a portion of the same property conveyed to Grand Canyon Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Brittany Partnership, a Tennessee General Partnership, and Bartlett, Bartlett & Ogle, a Tennessee General Partnership, and Newhall Partnership, a Tennessee General Partnership of record in Instrument No. 20040408-0040032 Register's Office for Davidson County, Tennessee, dated April 06,2004 and recorded on April 08,2004. (Property 2 and 3).

Being a portion of the same property conveyed to Newhall Brittany Partners, a Tennessee General Partnership by Warranty deed from Coordination Plus, LLC, a Tennessee Limited Liability Company, as to Tract I, and Grand Canyon Properties, LLC, a Tennessee Limited Liability Company, as to Tract II of record in Instrument No. 20200529-0055756 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on May 29, 2020. (Property 1, 2 and 3).

Being a portion of the same property conveyed to Newhall Brittany Partners, a Tennessee general partnership by Quitclaim deed from Grand Canyon Properties, LLC, a Tennessee Limited Liability Company and Coordination Plus, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200529-0055757 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on May 29, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2326 Brittany Drive, 604 Newhall Drive and 608 Newhall Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of September, 2020.

**Newhall Brittany Partners,**

a Tennessee general partnership
By: Advent Investco, LLC, its Manager

By: Advent Capital Partners, LLC, its Manager

**By:** _____
**Frank E. Neal, IV, Manager**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank E. Neal IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the manager of Advent Capital Partners, LLC, the manager of Advent Investco, LLC, the manager of Newhall Brittany Partners, the within named bargainor, a Tennessee general partnership, and that Frank E. Neal IV as such manager of Advent Capital Partners, LLC, the manager of Advent Investco, LLC, the manager of the partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Newhall Brittany Partnership by Frank E. Neal IV, the manager of Advent Capital Partners, LLC, the manager of Advent Investco, LLC, the manager of the partnership.

Witness my hand and seal this 30th day of September, 2020.

Notary Public

My Commission Expires: 5/3/21



# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

