Karen Johnson Davidson County
Batch# 490786 DEEDWARR
10/07/2020 08:58:45 AM 2 pgs
Fees: $13.00 Taxes: $1,505.90
20201007-0116099

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2020-6947-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wyatt A. Rampy	SAME	127-16-0-033.00
(NAME)	(NAME)	
7041 Hwy 70 S, Suite 1008		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Seven Thousand And No/100 Dollars ($407,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PBNJ MANAGMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wyatt A. Rampy and Wendy L. Rampy, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HERS 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 Lot No. 8 on the Final Plat of Harpeth Valley Office Park, A Planned Unit Development of record in Book 11700, Page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Being part of the same property conveyed to PBNJ Management, LLC, a Tennessee limited liability company, by Warranty Deed on February 14, 2007, from Loren L. Black, and wife, Jettie Luann Black, and Gabriel Real Estate Holdings LLC, a Tennessee limited liability company, of record in Instrument Number 20070220-0020175, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 916 Harpeth Valley Place, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (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 our hands this 5 day of October 2020

PBNJ Managment, LLC, a Tennessee limited liability company

BY: _____
Bhavin Patel, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

On this 5 day of October, 2020, before me, appeared **Bhavin Patel**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Sole Member of **PBNJ Managment, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Bhavin Patel**, acknowledged said instrument to be the free act and deed of said corporation (or association).

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

_____ My Commission Expires: 8/1/22
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY