WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 05-02-2022

(AFFIX)

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

JM-SB-MRE-20-1101

Karen Johnson Davidson County
Batch# 499402 DEEDWARR
10/20/2020 02:49:38 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20201020-0122234

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)
Porter Road Properties, JV	**NEW OWNER**	
(NAME)	(NAME)	**083-03-0-185.00**
4005 Indiana Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **MARTIN RUBENSTEIN, MARRIED AND ALAN RUBENSTEIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PORTER ROAD PROPERTIES, JV, A TENNESSEE JOINT VENTURE,** 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 Lot No. 1 on the Plan of Resubdivision Plat Of Lot # 1, W. S. Ashworth's Resubdivision Of Lots 47, 48, 49 And 50 Of The Town of Brownsville record in Plat at Instrument No. 20140630-0057236, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Raeanne Rubenstein, unmarried by Warranty Deed from Marcella Y. Merritt and husband, Michael Grady Merritt of record in Book 10524, Page 46, Register's Office for Davidson County, Tennessee, dated July 2, 1997 and recorded on July 10, 1997.

The said Raeanne Rubenstein died intestate on 11/30/2019, leaving Martin Rubenstein and Alan Rubenstein, as her only heirs-at-law as referenced in Affidavits of Heirship recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Her estate is filed of record in Case Number 20P292, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

The subject property was never the marital residence of the grantors.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record as Instrument Number 20140630-0057236, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1101 Porter Road, Nashville, Tennessee 37206**.

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 15th DAY OF OCTOBER, 2020.

Martin Rubenstein
by Paul Hinman as Attorney-in-fact

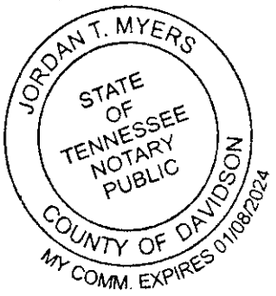
Alan Rubenstein
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARTIN RUBENSTEIN AND ALAN RUBENSTEIN, and who acknowledged he/she/they executed the same as the free act and deed of the said MARTIN RUBENSTEIN AND ALAN RUBENSTEIN.

Witness my hand and official seal, this the 15th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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