Karen Johnson Davidson County
Batch# 524976 DEEDWARR
12/07/2020 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20201207-0141537

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-TAG-20-2839

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)
PBP Enterprises, LLC	Same	
(NAME)	(NAME)	**119-09-0-206.00**
1051 Golf View Way		
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174		
(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, **ROCHE PROPERTIES OF TENNESSEE, 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 **PBP ENTERPRISES, 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 **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND LOCATED IN THE 16TH COUNCILMAN DISTRICT OF DAVIDSON COUNTY, TENNESSEE, NORTH OF THOMPSON LANE ON THE WESTERLY MARGIN OF LOGAN STREET, SAID LAND DESCRIBED ACCORDING TO A SURVEY DATED 6-6-07 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD T.N.R.L.S. NO. 1838) AS FOLLOWS:

COMMENCING AT AN IRON ROD (OLD) IN THE WESTERLY MARGIN OF LOGAN STREET, SAID POINT BEING THE SOUTHEAST CORNER OF JAMES R. GEORGE AND PAUL G. GOODMAN (INSTRUMENT #20030512-0063131 R.O.D.C., TN.).

THENCE WITH THE WESTERLY MARGIN OF LOGAN STREET N 08 DEGREES 45' 34" E 57.50 FEET TO AN IRON ROD (OLD) AND THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF GEORGE AND GOODMAN, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE MARGIN OF LOGAN STREET WITH THE NORTHERLY LINE OF GEORGE AND GOODMAN N 84 DEGREES 02' 26" W 129.84 FEET TO AN IRON ROD (OLD), IN THE WESTERLY LINE OF J.H. CAMPBELL (BOOK 1938, PAGE 327 - LOT 13, LOT 14 AND PART OF LOT 15, PARKWAY SUBDIVISION, BOOK 974, PAGE 62 R.O.D.C., TN.); AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE WESTERLY LINE OF CAMPBELL N 05 DEGREES 34' 25" E 85.00 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF BENTON G. MCKNIGHT, J.E. LANCASTER AND J.K. LANCASTER (BOOK 7273, PAGE 149 R.O.D.C., TN.), SAID POINT BEING THE NORTHEAST CORNER OF CAMPBELL AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE SOUTHERLY LINE OF BENTON AND LANCASTER S 84 DEGREES 00' 00" E 135.00 FEET TO AN IRON ROD (OLD) IN THE WESTERLY MARGIN OF LOGAN STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE WESTERLY MARGIN OF LOGAN STREET S 09 DEGREES 03' 00" W 85.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.26 ACRES MORE OR LESS.

Being the same property conveyed to Roche Properties Of Tennessee, LLC, a Tennessee Limited Liability Company by Warranty deed from Jerry A. Smith, Married of record in Instrument No. 20070703-0079366 Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 3, 2007.

This conveyance is subject to:

- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2839 Logan Street, Nashville, Tennessee 37211**.

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 20th DAY OF NOVEMBER, 2020.

Roche Properties of Tennessee, LLC

BY: _____
Margaret Means
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, 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 AUTHORIZED AGENT of ROCHE PROPERTIES OF TENNESSEE, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of November, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY