WARRANTY DEED

State of Tennessee)
County of Davidson)

08-12-020-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of December, 2008

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 12/31/08 09:32 2 pgs
Fees:13.00 Taxes:2590.00
20081231-0123789

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SERVICE EMPLOYEE INTERNATIONAL UNION LOCAL 205 (SEIU	" NEW OWNER "	119-9
(NAME) 521 Central Avenue	(NAME)	290.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **EUGENE JOHN HELDMAN,** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SERVICE EMPLOYEE INTERNATIONAL UNION LOCAL 205 (SEIU), a non-incorporated mutual benefit association**, hereinafter called the Grantee(s), its successors 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. 2 of the Resubdivision on the Plan of Grandview Heights and Thompson and Rings Subdivision of Edenwold Park**, of record in Book 6300, page 300, Register's Office for Davidson County, Tennessee, and more fully described according to a Survey by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., RLS #1728, dated 12/17/08, as follows:

BEGINNING at a P.K. Nail found at the southeast corner of this tract and at the northeast corner of Tax Map 119-09; Parcel 299, conveyed to Bernard N. Muller, III in Deed Book 6649, Page 806 and being Lot 1 of the Resubdivision on the Plan of Grandview Heights and Thompson and Rings Subdivison of Edenwold Park, Deed Book 6200, Page 300; Thence North 89° 41' 40" West, a distance of 161.80 Feet to an iron pin set at the southwest corner of this tract, in the East right-of-way of the CSX Railroad;

Thence with said aforementioned CSX Railroad right-of-way, in 00° 41' 00" East, a distance of 345.01 Feet to an iron pin set at the northwest corner of this tract;

Thence South 88° 13' 16" East, a distance of 14.29 Feet to an iron pin set in the right-of-way of Central Avenue;

Thence with a curve to the left having a Delta Angle of 130° 52' 22", Radius 50.00', Length 114.21', Tangent 109.39', Chord 90.95' Chord Bearing South 63° 53' 11" East, to a found cornet monument;

Thence, continuing with aforementioned Central Avenue right-of-way with a Curve to the right having a Delta Angle of 40° 54' 22", Radius 50.81', Length 36.28', Tangent 18.95', Chord 35.51', Chord bearing North 71° 07' 59" East, to a found concrete monument;

Thence South 88° 05' 02" East, a distance of 3.35' to an iron pin set;

Thence with a curve to the right having a Delta Angle of 87° 56' 08", Radius 54.89', Length 38.20', Tangent 24.01', Chord 34.56', Chord Bearing South 44° 06' 40" East to an iron pin set in the West right-of-way of Alley #1852;

Thence with the aforementioned right-of-way South 00° 08' 36" East, a distance of 291.93' to the point of BEGINNING.

BEING the same property conveyed to EUGENE JOHN HELDMAN, by General Warranty Deed from L. P. THWEATT, JR., of record in Book 5972, Page 228, dated December 1, 1982, Register's Office for Davidson County, Tennessee.

- CONTINUED ON PAGE 2 -

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **521 Central Avenue, Nashville, TN, 37211.**

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

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 30th day of December, 2008.

Eugene John Heldman
EUGENE JOHN HELDMAN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **EUGENE JOHN HELDMAN,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of December, 2008.

My Commission Expires: 01/03/11

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, **PETER WEISS** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON