(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

x Robert S. Bubis
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1 DAY OF OCTOBER, 2013.

(Affix Seal) Notary Public

My Commission Expires:

BRENDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

26241A

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
ROBERT S. BUBIS	New Owner	Map/Parcel
2401 Franklin Road		082-12-0-270.00
Nashville, TN 37204		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, HARRIET K. BUBIS, TRUSTEE, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto ROBERT S. BUBIS, hereinafter called the GRANTEE, his heirs 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(s) 6 and a 120 foot lot lying between lots 6 and 7, as shown on the map entitled D. D. Phillips Silverdene Park Subdivision, of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot 6 and the 120 foot lot adjoin and front together 170 feet on the northerly side of Main Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to REYNOLD BUBIS, by installment deed from PEARL CRIM GOFF, of record in Book 4283, Page 526, dated November 1, 1968, said Register's Office. REYNOLD BUBIS died testate on or about January 13, 1996. He devised said property to his wife, HARRIET H. BUBIS by will of record in Will Book 203, Page 279, Probate Court for Davidson County, Tennessee. HARRIET K. BUBIS, EXECUTRIX OF THE ESTATE OF REYNOLD BUBIS has conveyed a one-half undivided interest in said property to HARRIET K. BUBIS, TRUSTEE under the Trust created by Article III of the will of Reynold Bubis by executor's quitclaim deed of record in Book 10692, Page 670, dated November 10, 1997, said Register's Office. For further reference see quitclaim deed of record in Instrument No. 20120321-0024004, said Register's Office and being the same property conveyed to Harriet K. Bubis, Trustee by quitclaim from Harriet H. Bubis, also known as Harriet K. Bubis of record in instrument no. 20131002-0103290 Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130085005 DEEDWARR
Recvd: 10/02/13 10:05 2 pgs
Fees:13.00 Taxes:1295.00

20131002-0103291

INCLUDED in the above description but specifically excluded therefrom is that portion of said property conveyed to The Nashville Housing Authority by deed of record in Book 3907, Page 641, said Register's Office.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2013 are a lien against said property, but are not yet due and payable. GRANTEE will be responsible for payment of said taxes when they become due and payable. Map/Parcel 082-12-0-270.00.

This is IMPROVED property known as 931 Main Street, 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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 1 day of OCTOBER, 2013:

Harriet K. Bubis Trustee

HARRIET K. BUBIS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, HARRIET K. BUBIS, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of OCTOBER, 2013:

Notary Public

My commission expires: 4/8/17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY