BILL GARRETT, Davidson County
Trans:T20140001214 DEEDWARR
Recvd: 01/07/14 10:28 3 pgs
Fees:18.00 Taxes:2830.50
20140107-0001577

(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17 DAY OF DECEMBER, 2013.

Notary Public

(Affix Seal)

My Commission Expires: 4/8/17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

26407A

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#:
MARTIN R. BUBIS	New Owner	Map/Parcel
2998 Hillsboro Road		082-12-0-305.00
Brentwood, TN 37027		

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 MARTIN R. 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:

TRACT I

Being parts of Lots "D" and "E" on the unrecorded plan of the Jane A. M. Davis Property, described as follows:

Beginning on the southerly margin of Main Street at a point 523 feet east of the easterly margin of McFerrin Avenue, said point being 128 feet east of the northeast corner of Lot No. 8 on the map of Payne's Addition to Edgefield, as of record in Book 21, Page 70, Register's Office for said County; thence, with the southerly margin of Main Street, eastwardly 43-3/4 feet to the northwest corner of the property conveyed to Edward N. Tidwell by deed from C. I. Sanders, et al, of record in Book 1142, Page 343, Register's Office for said County; thence, with said Tidwell's westerly line, southwardly 170 feet to the northerly margin of an alley; thence, with said alley westwardly 43-3/4 feet; thence, northwardly 170 feet to the beginning.

TRACT II

Being a lot of land in East Nashville, Tennessee, described as follows:

Beginning in the southerly line of Main Street at a point 62 feet and 10 inches westerly from the northwest corner of Lot No. 10 of the Jane A. M. Davis property, a plan of which is recorded on Page 41 of the Plan Book 1 of the Chancery Court at Nashville, Tennessee, and running westerly with the southerly line of Main Street 60 feet; thence, at right angles to Main Street, southerly 170 feet to an alley; thence, easterly with the northerly line of said alley 60 feet and thence at right angles, northerly 170 feet to the beginning.

TRACT III

Being part of an unnumbered tract shown on the Map of Jane A. M. Davis Subdivision, as of record in Plan Book 1, Page 41, of the Chancery Court at Nashville, and described as follows:

Beginning at a point in the south margin of Main Street 166 feet 7 inches, more or less, west of the northwest corner of Lot No. 10 in said Davis Subdivision, being the northwest corner of the property conveyed to Mamie Snyder by deed of record in Book 1383, Page 419, Register's Office for said County; thence, along Snyder's westerly line, southerly 170 feet to the north margin of an alley; thence, with the margin of the same, westerly 44 feet to a point; thence, northerly 170 feet to the south margin of Main Street; thence, with the margin of the same, easterly 44 feet to the beginning.

TRACT IV

Land in the 18th Ward of the City of Nashville, Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Main Street at the northeast corner of the property conveyed to R. Earl Compton and wife, by deed from Loyd T. Biener and wife, of record in Book 2488, Page 267, Register's Office for said County; thence, with the southerly margin of said street, eastwardly 43-3/4 feet to the northwest corner of the property conveyed to Nellie Kearney Hussey, by deed of record in Book 873, Page 572, said Register's Office; thence, with said Kearney's western boundary line, southwardly 170 feet to the northerly margin of an alley; thence, with the northerly margin of said alley, westwardly 43-3/4 feet to said Compton's southeast corner; thence, with said Compton's eastern boundary line, northwardly 170 feet to the beginning.

Being the same property conveyed to REYNOLD BUBIS, TRUSTEE WITH FULL POWER TO SELL, TRANSFER, CONVEY AND ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY by deed from THOMAS M. COLEMAN of record in Book 4160, Page 876, dated August 3, 1967, 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 (1/2) 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 and the said Harriet H. Bubis, also known as Harriet K. Bubis having conveyed all of her interest to Harriet K. Bubis, Trustee by Quitclaim Deed of record in Instrument No. 20140107000157 6 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2013 are a lien against said property. Map/Parcel 082-12-0-305.00.

This is IMPROVED property known as 942 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 27th day of DECEMBER, 2013:

Harriet K. Bubis Tr.

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 27 day of DECEMBER, 2013:

Notary Public

My commission expires: 4/8/17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY