BILL GARRETT, Davidson County
Trans:T20140001224 DEEDWARR
Recvd: 01/07/14 10:34 2 pgs
Fees:13.00 Taxes:499.50

20140107-0001586

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2013.

Notary Public

(Affix Seal)

My Commission Expires: 4/8/17

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

26407

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		082-12-0-306.00
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, 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 V

PARCEL A

A lot or parcel of land in East Nashville, Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Main Street at the northeast corner of Lot No. 8 on the Plan of Payne's Addition to Edgefield, of record in Book 21, Page 70, Register's Office for said County; thence, with the southerly margin of said street, eastwardly 40 feet; thence, southwardly 170 feet to a northerly margin of an alley; thence, with said alley, westwardly 40 feet to the southeast corner of Lot No. 8; thence, with the easterly line of said Lot No. 8, northwardly 170 feet to the beginning.

PARCEL B

Being a part of Lot No. 8 on the Plan of Payne's Addition to Edgefield (now East Nashville).

Beginning at the northeast corner of Lot No. 8 on the Plan of Payne's Addition to Edgefield (now East Nashville), being the northeast corner of the property conveyed to Tennie K. McGhee by H. O. Balls by deed of record in Book 4810, Page 801, Register's Office for Davidson County, Tennessee, and the northwest corner of the property conveyed to Harriet Bubis by deed from Reynold Bubis of record in Book 4832, Page 971, said Register's Office; thence, S 22Â° 40' 36" E with the west line of the property conveyed to Harriet Bubis by deed from Reynold Bubis of record in Book 4832, Page 971, said Register's Office, 49.74 feet to a point in said boundary line; thence, N 23Â° 59' 23" W to a point in the southerly right of way of Main Street a distance of 1.14 feet from the point of beginning; thence, with the said right of way of Main Street 1.14 feet to the point of beginning, and being part of the property conveyed to Tennie K. McGhee by deed from H. O. Balls of record in Book 4810, Page 801, said Register's Office.

Being the same property conveyed to HARRIET K. BUBIS by deed from REYNOLD BUBIS of record in Book 4832, Page 971, dated June 20, 1974, said Register's Office. For further reference see deed of exchange between TENNIE K. MCGHEE AND HARRIET K. BUBIS of record in Book 5430, Page 627, dated April 25, 1979, said Register's Office.

INCLUDED in the above description for PARCEL A but specifically excluded therefrom is the following parcel:

Beginning on an alley at the southwest corner of a parcel conveyed to Harriet Bubis by deed from Reynold Bubis of record in Book 4832, Page 971, Register's Office for Davidson County, Tennessee; thence, N 22Â° 40' 36" West with the west line of said property being the east line of the adjoining property conveyed to Tennie K. McGhee by deed from H. O. Balls of record in Book 4810, Page 801, said Register's Office, a distance of 110.39 feet to a point in the said common boundary; thence, South 23Â° 59' 23" East a distance of 110.28 feet to a point on said alley a distance of 2.53 feet from the beginning; thence, westerly with the north margin of said alley 2.53 feet to the point of beginning and being part of the property conveyed to Harriet Bubis by deed from Reynold Bubis of record in Book 4832, Page 971, 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. Map/Parcel 082-12-0-306.00.

This is IMPROVED property known as 940 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 27 day of DECEMBER, 2013:

Harriet K Bubis

HARRIET K. BUBIS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, HARRIET K. BUBIS, 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

