BILL GARRETT, Davidson County
Trans:T20140020815 DEEDWARR
Recvd: 03/28/14 09:30 2 pgs
Fees:13.00 Taxes:3561.25

20140328-0025653

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $962,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 2014
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-9-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HoneyBee Partners, LLC 862, 864 & 866 Kirkwood Ave Nashville, TN 37204	Same Ste 130 2000 Mallory Ln. Franklin, TN. 37067	Map 118-01-0-430.03 Map 118-01-0-430.04 Map 118-01-0-430.05

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

FELIX LUBARSKY AND WIFE, LUDMILA LUBARSKY

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

HoneyBee Partners, LLC

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Tract I

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled the Plan of Kirkwood Gardens, of record in Book 3106, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FELIX LUBARSKY AND WIFE, LUDMILA LUBARSKY, by deed from DAVID LYNN ALEXANDER AND WIFE, ELAINE W. ALEXANDER, of record in Book 10330, page 954, dated December 26, 1996, said Register's Office.

Tract II

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled the Plan of Kirkwood Gardens, of record in Book 3106, page 62 and amended in Book 3614, page 603, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FELIX LUBARSKY AND WIFE, LUDMILA LUBARSKY, by deed from DAVID LYNN ALEXANDER AND WIFE, ELAINE W. ALEXANDER, of record in Book 10330, page 960, dated December 26, 1996, said Register's Office.

Tract III

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled the Plan of Kirkwood Gardens, of record in Book 3106, page 62 and amended in Book 3614, page 603, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FELIX LUBARSKY AND WIFE, LUDMILA LUBARSKY, by deed from DAVID LYNN ALEXANDER AND WIFE, ELAINE W. ALEXANDER, of record in Book 10330, page 947, dated December 26, 1996, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:
1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 862, 864 & 866 Kirkwood Avenue Nashville TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 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 hand(s) this 25th day of March, 2014.

FELIX LUBARSKY

LUDMILA LUBARSKY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, FELIX LUBARSKY AND LUDMILA LUBARSKY, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027