BILL GARRETT, Davidson County
Trans:T20140073932 DEEDWARR
Recvd: 10/01/14 14:50 3 pgs
Fees:18.00 Taxes:2035.00
20141001-0090704

tax bills

{ADDRESS NEW OWNER:	{MAP-PARCEL NOS}
{Heiman Street Partners	}08100003300
{2900 Lebanon Pk, Ste. 200	}08100003400
{Nashville, TN 37208	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law,
{109 Kenner Avenue, Suite 201, Nashville, TN 37205. #14720 26b

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Marvin R. Bubis (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Heiman Street Partners (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract 1

Certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Georgia Industrial Realty Company's North Nashville Property of record in Book 421, Page 188, said Register's Office, to which reference is hereby made for a more particular description thereof.

Included but expressly excluded from the above described premises is property conveyed and described in Book 2338, Page 570, Book 2338, Page 587, Book 2436, Page 93, and Book 3253, Page 17, as of record in the Register's Office for a more complete description.

Tract 2

Certain tract of lands situated and being in the County of Davidson, State of Tennessee, more fully described as follows:

Being part of Lot 3 as shown on the Map of Georgia Industrial Realty Company's North Nashville Property of record in Book 421, Page 188, Register's Office for said County, and described according to a survey made by James A. Hamilton, Jr. Surveyor, dated December 6, as revised December 12, 1961, as follows:

Beginning at an iron pin in the North margin of Heiman Street (formerly Bosley Road) at the common corner of Lot Numbers 3 and 4, said plat; thence along the line between said Lots 3 and 4, North 13° 00' West 96 feet to a concrete monument thence continuing along the line between Lot numbers 3 and 25, said plat, North 13° 00' West 507.87 feet to an iron pin; thence continuing with the line between said Lots 3 and 25, North 40° 33' West 438.90 feet to an iron pin at the North corner of Lot 3; thence along the line between said Lots 2 and 3, South 13° 00' East 793 feet to an iron pin located 200 feet North of Heiman Street; thence North 77° 00' East 153 feet to an iron pin; thence South 13° 00' East 200 feet to an iron pin in the North margin of Heiman Street; thence with the North margin of Heiman Street, North 77° East 50 feet to the point of beginning; being improved property having a building located thereon known as Number 2518 Heiman Street according to the present system of numbering in the City of Nashville, Tennessee.

Being the same property conveyed by Warranty Deed from Waldorf Coleman to Marvin R. Bubis and wife, Bess Bubis as recorded on the 16th day of December, 1987 in Deed Book 7427, Page 731 (as to Tract 1) and Warranty Deed from General Investment Funds Real Estate Holding Company to Marvin R. Bubis and Bess M. Bubis, husband and wife as recorded on the 10th day of February, 1971 in Deed Book 4478, Page 871 (as to Tract 2) (See Probate 09P-179), in the Register's Office of Davidson County,

Tennessee. The said Bess Bubis having since died on January 10, 2009. Title has been solely vested in Marvin R. Bubis as the sole surviving tenant by the entirety.

This is improved real property located at 2500 and 2518 West Heiman Street, Nashville, TN 37208.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. All matters and conditions shown on the plat of Subdivision of Georgia Industrial Realty Co's North Nashville Property, recorded in Plat Book 421, page 188, said Register's Office for Davidson County, Tennessee.
3. Easement for Sanitary Sewer, recorded in Book 1942, page 592, said Register's Office for Davidson County, Tennessee.
4. Easement for a 8 inch Sewer Number 52-S-6, as referenced in Book 4478, page 871, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $550,000.00.
(
(
(Subscribed and sworn to before me
(this 30th day of September 2014.
(
(My Commission Expires: _____

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 30th day of September, 2014.

Marvin R Bubis by Jeffrey Bubis Atty in Fact
Marvin R. Bubis
By: Jeffrey H. Bubis, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jeffrey H. Bubis with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Marvin R. Bubis and who acknowledged that he executed the same as the free act and deed of the said Marvin R. Bubis.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of September, 2014.

NOTARY PUBLIC

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017