BILL GARRETT, Davidson County
Trans:T20140086409 DEEDWARR
Recvd: 11/17/14 11:07 2 pgs
Fees:13.00 Taxes:4763.75
20141117-0105784

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,287,500.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2014

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Scott Nieboer	NEW OWNER	093-023
(NAME)	(NAME)	(MAP)
327-329 Union Street		141.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Union Street Properties LLC, a Tennessee Limited Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Robert Scott Nieboer, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being land in Nashville, Urban Services District, Nineteenth Councilmanic District, Davidson County,

Tennessee, being part of Lot No. 52 in the Original Town of Nashville, located on the southerly right-of-
way line of Union Street, and being more particularly described as follows:

Beginning in the southerly right-of-way line of Union Street, N 62°32'31" E, 81.59 feet from the easterly

right-of-way line of Fourth Avenue, North;

THENCE, with said right-of-way line of Union Street N 62°32'31" E, 48.09 feet being 43.15 feet from the

westerly right-of-way line of Printer's Alley;

THENCE, leaving said Union Street with the westerly line of 323 Union Street, A Joint Venture, of record

in Book 5863, page 452, Register's Office for Davidson County, Tennessee, S 27°17'40" E, 99.12 feet to

the northerly line of 230 North, LLC of record in Instrument No. 201311040114072, R.O.D.C.;

THENCE, with said northerly line S 62°19'06" W, 47.39 feet to the southeasterly corner of Andy's Union,

LLC, of record in Instrument No. 201112150097920, R.O.D.C., said corner being 82.4 feet, more or less,

east of the easterly margin of Fourth Avenue, North;

THENCE, leaving said northerly line and with Andy's Union, LLC, N 27°42'04" W, 99.31 feet to the Point

of Beginning;

Containing 4,711 square feet or 0.109 acre, more or less.

Being the same property conveyed to Union Street Properties, LLC, a Tennessee Limited Liability Company by Deed from Larry R. Williams, of record in Instrument No. 20070330-0038470, Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on March 30, 2007.
(Value of consideration shown in aforementioned Deed $0.00)

Being also known as 327-329 Union Street, Nashville, TN 37201

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 327-329 Union Street, Nashville, Tennessee 37201

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/our hand(s) this 14th day of November, 2014.

Union Street Properties LLC
By: Jonathan Williams, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jonathan Williams with whom I am personally acquainted and who upon his oath acknowledged himself to be the Secretary of Union Street Properties, LLC, the within named bargainor, a Limited Liability Company, and that he as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by the said Jonathan Williams, as such Secretary.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14th day of November, 2014.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 1/6/2015