Box 29

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 06th DAY OF February, 2015

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(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
Robert Holly Jr 503 & 504 Buchanan St Nashville, TN 37208 3837 Lakeridge Run Nashville, TN 37214	Robert Holly Jr 503 & 504 Buchanan St Nashville, TN 37208 New Owner	Map 081 08 0 Parcel 465.00 and 466.00

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

Robert W. Holly Jr., and wife Christi Holly

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:

Land in the 19th Civil District of Davidson County, Tennessee, being Lot Nos. 2 and 3 on the (Resubdivision of Lots 189, 190 and a portion of Lot 191 of North Nashville Real Estate Company) of record as Instrument No. 20050627-0073793, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to FELIX LUBARSKY and wife, LUDMILA LUBARSKY, by deed from ROBERT E. PHIPPS AND JOHN S. PHIPPS, JR., of record as Instrument No. 20031205-0175002, dated October 27, 2003, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Instrument No. 20050627-0073793, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is **un** improved property known as: 503 & 504 Buchanan St Nashville, TN 37208
(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 6th day of February, 2015.

FELIX LUBARSKY

LUDMILA LUBARSKY

BILL GARRETT, Davidson County
Trans:T20150010426 DEEDWARR
Recvd: 02/10/15 14:15 2 pgs
Fees:13.00 Taxes:962.00

20150210-0012369

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 6th day of February, 2015.

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