1/ GSRH Box44

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 10773 DEEDWARR
10/10/2017 12:28:11 PM 2 pgs
Fees: $13.00 Taxes: $5,735.00

20171010-0103796

CTC file #17-1356

WARRANTY DEED

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, the undersigned **3717 West End Partnership, a Tennessee general partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Martin Bubis and Jayne Bubis, husband and wife**, hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, as shown on the map entitled the Plan of Minor Subdivision, Final Plat, of 3717 West End Avenue, of record as Instrument No. 20080522-0052621, 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 3717 West End Partnership, a Tennessee general partnership, by deed from Craighead Patten Properties II, a Tennessee general partnership, of record as Instrument No. 20061219-0156298, dated December 15, 2006, Register's Office for Davidson County, Tennessee. Being further conveyed to 3717 West End Partnership, a Tennessee general partnership, by Quitclaim Deed of record as Instrument No. 20070820-0099560, dated August 17, 2007, said Register's Office.

The property conveyed herein is subject to the following:

1. Taxes for the years subsequent to 2017. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332, page 152, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record as Instrument No. 20080522-0052621, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20080519-0051168, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3717 West End Avenue and 101 Leonard Avenue, Nashville, **TN, 37205.**

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 or assigns, forever. Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds itself, its successors 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 THE EXECUTION HEREOF this 6th day of October, 2017.

3717 West End Partnership, a Tennessee general partnership

By: Radius Group, LLC, General Partner

BY: Eric L. Alldredge, Managing Member

State of Tennessee)
County of Davidson)

On this 6th day of October, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within Eric L. Alldredge, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Member of Radius Group, LLC, the within named General Partner of 3717 West End Partnership, the within named grantor and as such Managing Member of Radius Group, LLC, executed the foregoing instruments for the purposes therein contained, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,550,000.00.**

Affiant

Sworn and subscribed before me on this the 6th day of October, 2017.

Notary Public

My Commission Expires: 10-14-2019

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Martin Bubis	**Owner**	**104-09-0-180.00 &**
2998 Hillsboro Road		**104-09-0-277.00**
Brentwood TN, 37027		