OWNER:

FMBC INVESTMENTS, LLC
3716 West End Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
NEW OWNER

Map 81, Parcel 33.00
Map 81, Parcel 34.00
Map 81, Parcel 35.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087
FILENO: 18-1853

Karen Y Johnson Davidson County
Batch# 180088 **DEEDQC**
01/03/2019 10:52:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190103-0000693

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **HEIMAN STREET PARTNERS** ("Grantor") has this day bargained and sold and by these presents does hereby quitclaim and convey unto **FMBC INVESTMENTS, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, in and to the following tract or parcel of land, situated and lying in the 1st Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION AND DEED REFERENCE ATTACHED HERETO AND MADE A PART HEREOF

This description is the same as in the prior deeds.

This is not the personal residence of the Grantor.

THESE ARE IMPROVED PROPERTIES, which have the following addresses:

2518 W Heiman Street, Nashville, Tennessee
2500 W Heiman Street, Nashville, Tennessee
2404 W Heiman Street, Nashville, Tennessee.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed or caused this instrument to be executed by their duly authorized representative, this the 28th day of December, 2018.

HEIMAN STREET PARTNERS

By: **FMBC INVESTMENTS, LLC**
Partner

By: _____
SHAWN E. BAILES
Manager

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SHAWN E. BAILES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Manager** of **FMBC INVESTMENTS, LLC**, **Partner** of **HEIMAN STREET PARTNERS**, the within-named bargainor, and as such authorized manager, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized manager.

WITNESS my hand and official seal at office, this 28th day of December, 2018.

_____
NOTARY PUBLIC

My commission expires: 10/29/19

GREGORY S. GILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

****

The actual consideration given for this transfer is **$-0-**.

_____
AFFIANT

Sworn to and subscribed to before me this the 28th day of December, 2018.

_____
NOTARY PUBLIC

My commission expires: 10/29/19

GREGORY S. GILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

Tract A

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 B

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 to **Heiman Street Partners** by Warranty Deed dated September 30, 2014 from Marvin R. Bubis of record in **Instrument No. 20141001-0090704**, said Register's Office.

Tract C

Real estate situated near the City of Nashville, County of Davidson and State of Tennessee, and lying and being immediately north of the Bosley Road west of the right of way of the Tennessee Central Railroad, more particularly described as follows, to-wit

Beginning at a point 47.5 feet (measured along Bosley Road) west of the west line of right of way of Tennessee Central Railroad, and 7 feet from the center line of the so called elevator tract, and tun thence with said Bosley Road south 77° west 549.5 fret to the east line of Lot no. 3 of Subdivision of Georgia Industrial Realty Company's property according to survey of W.B. Southgate, made in December, 1921, of record in the office of the Register of Davidson County, Tennessee; thence north 13° with with the said east line of said Lot no. 3, 96 feet, more or less, to a point 19 fret north of the center line of a spur tract; thence north 77° east, parallel with and 19 feet north of the center line of said spur tract, 274 fret; thence continuing in an easterly direction by a curve to the right with a radius of 637.3 feet a distance of 189 feet, more or less, to a point which is 7 feet west of the center line of the so called elevator tract; thence southeastwardly parallel with and at all points 7 feet west of the center line of said elevator tract 112 feet, more or less, to the beginning, said parcel of land containing 1.05 acres, more or less, together with all and singular the buildings, structures and improvements on the said property, including that portion of the said spur tract first above mentioned which lies within the boundaries of the said parcel of land hereinabove described.

Being the same property conveyed to **Heiman Street Partners** by Warranty Deed dated September 30, 2014 from Marvin R. Bubis and Jeffrey H. Bubis, Co-Trustees and their successors in trust of the Bess R. Bubis TN Marital Trust of record in **Instrument No. 20141001-0090705,** said Register's Office.