Karen Johnson Davidson County
Batch# 349170 DEEDWARRSP
01/27/2020 03:31:30 PM 5 pgs
Fees: $28.00 Taxes: $7,400.00
20200127-0009753

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me this 24 day of January, 2020.

Notary Public

My commission expires: Sept. 6, 2022

NORED MAIORINO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
3717 West End Partners, LLC c/o Division Street Development 700 12th Avenue South, Suite 302 Nashville, TN 37203	Same	104 09 0 180.00 104 09 0 277.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTIN BUBIS** and **JAYNE BUBIS**, husband and

wife (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **3717 WEST END PARTNERS, LLC**, a Tennessee limited liability company (the "Grantee"), its successors, and its assigns, effective as of the 24th day of January, 2020 (the "Effective Date"), all of Grantors' interest in those certain improved tracts of land lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to the following matters (the "Permitted Exceptions"):

1. Real estate property taxes for the year 2020 and subsequent years, which have been prorated and assumed by Grantee.

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.

5. Rights of tenants, as tenants in possession, under unrecorded residential leases.

This is improved property known as 3717 West End Avenue and 101 Leonard Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantors covenant with the said Grantee and bind Grantors, their heirs, and their assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantors, but not otherwise.

{Signature page to follow}

WITNESS our hands effective as of the Effective Date.

GRANTORS:

Martin Bubis

Jayne Bubis

STATE OF FL)
COUNTY OF PALM BEACH)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTIN BUBIS**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of January, 2020.

Notary Public

My Commission Expires: 1/10/22

Michael W. Bubis
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG174221
Expires 1/10/2022

STATE OF FL)
COUNTY OF PALM BEACH)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAYNE BUBIS**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of January, 2020.

Notary Public

My Commission Expires: 1/10/22

Michael W. Bubis
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG174221
Expires 1/10/2022

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EXHIBIT A

LEGAL DESCRIPTION

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 Martin Bubis and Jayne Bubis, husband and wife, by deed from 3717 West End Partnership, a Tennessee general partnership, of record as Instrument No. 20171010-0103796, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC BRINA MATHIS WILLIAMSON COUNTY