Davidson County DEEDWARR
Recvd: 04/10/08 10:07 2 pgs
Fees:13.00 Taxes:44.40
20080410-0036346

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08162

Send Tax Bills To:
New Owner

New Owner is:
Brandon Bubis
2998 Hillsboro Road
Brentwood, TN 37027

MAP & PARCEL: 072-13-0-348.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sadler Properties, LLC**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brandon Bubis**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1211 Cline Avenue, Nashville, TN 37206**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 19 on the Plan of Nashville Trust Company's Subdivision of the Tim H. Moore Subdivision as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 55 feet on the easterly side of Cline Avenue (formerly an unnamed 40 foot street) and runs back 217 feet, 3 inches on the southerly line and 222 feet 3 inches on the northerly line to an alley and measures 55 feet thereon.

Being the same property conveyed to Sadler Properties, LLC, by Quitclaim Deed from Linda Shymlock and Debra Rice, dated February 3, 2003 and recorded February 19, 2003 in Instrument No. 20030219-0022267, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on plat in Book 843, page 79, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of April, 2008

GRANTOR(S):

SADLER PROPERTIES, LLC

By: Debra Rice
Debra Rice, Secretary

By: Florence Sadler
Florence Sadler, Member

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Debra Rice and Florence Sadler,** Secretary and Member, respectively of **Sadler Properties, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument as Secretary and Member of Sadler Properties, LLC, for the purposes therein contained.

Witness my hand and seal on this the 7th day of April, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie S. Madden
NOTARY PUBLIC
My Commission Expires: 1/12/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

AFFIANT

SWORN TO and subscribed before me this 7th day of April, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie S. Madden
NOTARY PUBLIC
My commission expires: 1/12/09