WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/11 13:21 2 pgs
Fees:13.00 Taxes:1585.45
20110413-0028559

24772

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE ___ DAY OF APRIL, 2011.

Notary Public

(Affix Seal)

My Commission Expires: 8/23/11

RAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Scott Freeman and wife, Allison Freeman	Same	10308022900
4026 Aberdeen Road		Group
Nashville, TN 37205		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, MARTIN BUBIS AND WIFE, JAYNE BUBIS, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto SCOTT FREEMAN AND WIFE, ALLISON FREEMAN, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21, the easterly one-half of Lot No. 22 and the westerly 20 feet of Lot 24 of Block "H" on the Plan of Cherokee Park, Second Section, as of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the northerly side of Aberdeen Road and runs back 199 feet on the easterly line and 190.18 feet on the westerly line to a dead line and measures 52 feet thereon.

Said part of Lot No. 22 fronts 25 feet on the northerly side of Aberdeen Road and runs back 190.18 feet on the easterly line, 187 feet, more or less, on the westerly line to a dead line and measures 26 1/2 feet thereon.

Said part of Lot No. 24 fronts 20 feet on the northerly side of Aberdeen Road and runs back 104.98 feet to the southerly line of Lot No. 20 and measures 20 feet thereon.

Being the same property conveyed to Martin Bubis and wife, Jayne Bubis by Warranty Deed from Norma M. Bell, Trustee of the Bell Joint Revocable Living Trust Agreement U/A/D January 27, 1999 and any Successors in Trust, recorded as Instrument No. 20070605-0066489 in the Register's office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. All matters appearing on the Plan of Cherokee Park, Second Section, Lot No. 21, of record in Plat Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 4026 Aberdeen Road, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and the GRANTOR(S), do covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 7 day of April, 2011:

Martin Bubis

Jayne Bubis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named **Martin Bubis and Jayne Bubis**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 7 day of April, 2011.

Notary Public

My Commission Expires: 4/28/2013

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY