WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-18-2012

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Bubis	New Owner	102-07 44.00
(NAME)	(NAME)	
6212 Belle Rive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Robert Brent Bubis**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert S. Bubis**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 46 on the Plan of Section 26, Charlotte Park, formerly "Beacon Square Section 2", of record in Book 3700, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 46, which is corner lot, fronts 85.0 feet on the northeasterly margin of Upton Lane and fronts 88.37 feet on the northwesterly margin of Beacon Lane, said frontages being joined by a curve having a length of 39.27 feet, and extends back 110.0 feet on the northeasterly line and 113.37 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Robert S. Bubis by Warranty Deed from Jean C. Heath, unmarried, dated June 13, 2007, as of record in Instrument No. 20070614-0071342, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Robert Brent Bubis by Quitclaim Deed from Robert S. Bubis, dated January 4, 2010, of record in Instrument No. 20100104-0000203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Book 3700, page 91; Restrictions of record in Book 4062, page 290 and Book 4065, page 67; Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6701 Upton Lane, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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.

BILL GARRETT, Davidson County
Trans:T20110030259 DEEDWARR
Recvd: 05/20/11 14:25 2 pgs
Fees:13.00 Taxes:647.50
20110520-0038916

Witness my hand this 18th day of May, 2011.

Robert Brent Bubis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Robert Brent Bubis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 2011.

Notary Public

My Commission Expires:

