WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110054448 DEEDWARR
Recvd: 09/02/11 09:27 2 pgs
Fees:13.00 Taxes:234.95

24988

20110902-0068083

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF August, 2011.

(Affix Seal) Notary Public

My Commission Expires: 11-16-2011

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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#:
Roy Guy Fong Lam		
739 Schuyler Avenue	New Owner	Map and Parcel 150-3 173 2D-47159
Kearny, NJ 07032		

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, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto ROY GUY FONG LAM, hereinafter called the GRANTEE(S), his 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. 44B of the Zone Lot Division, Lots 43 thru 47, Chelsea of Priest Lake, Section One-B of record in Plat Book 6250, Page 264, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martin Bubis by quitclaim deed from Robert S. Bubis of record in Instrument Number 20070927-0115548, in the Register's Office for Davidson County, Tennessee, dated September 27, 2007. Being the same property conveyed to Robert S. Bubis by deed from Brett R. Jacobson and wife, Karla Jacobson of record in Book 8180, page 952, in the Register's Office for Davidson County, Tennessee, dated August 20, 1990.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2011 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 150-3 173 2D-74159.

b. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 264, Register's Office for Davidson County, Tennessee.

c. Restrictions of record in Book 6298, Page 539, in the Register's Office for DavidsonCounty, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is (X) improved property known as 3507 New Windsor Court, Antioch, Tennessee 37013.

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), his heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his 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.

THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE PRINCIPAL PLACE OF RESIDENCE FOR THE GRANTOR HEREIN.

Witness my/our hand(s) this 31st day of August, 2011:

Martin Bubis

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

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

Witness my hand and official seal at ~~Nashville,~~ Tennessee, this 31st day of August, 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