BILL GARRETT, Davidson County
Trans:T20120070955 DEEDWARR
Recvd: 09/20/12 12:49 2 pgs
Fees:13.00 Taxes:504.16
20120920-0085569

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,260.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 2012.

_____
Notary Public
MY COMMISSION EXPIRES: 3/31/16
File No. G12-5222D

ABEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert J. Kubilus and Constance M. Kubilus, husband and wife and Zachary M. Kubilus, unmarried (NAME)	Sumner Bank and Trust (NAME)	42-8-183
344 Nesbitt (STREET ADDRESS)	967 Grassland Place, Suite A (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Jeannie Mae (Spence) Isbell, Irene Vivian Spence and Elizabeth Son (Spence) Greene**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert J. Kubilus and Constance M. Kubilus, husband and wife, and Zachary M. Kubilus, unmarried, as tenants in common with the right of survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 4 on the plan of FILLMORE PLACE, as shown by plat of record in Instrument No. 20050614-0067969, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jeannie Mae (Spence) Isbell, Irene Vivian Spence and Elizabeth Son (Spence) Greene from Jean Nichols, by Quit Claim Deed dated April 12, 2012, as Instrument No. 20120424-0034875, in the Register's Office for Davidson County, Tennessee.
Jeannie Isbell and Jeannie Mae (Spence) Isbell is one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20050614-0067969, and Instrument No. 20100323-0021753, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Jeannie Isbell is signed by her duly appointed Attorney-in-fact Vivian Spence, pursuant to the Power of Attorney recorded in Instrument #20120920-0085568, said Register's Office.

This is improved property, known as 344 Nesbitt, Madison, TN 37115.

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. Whenever 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 14th day of September, 2012.

JEANNIE MAE (SPENCE) ISBELL

By: Jeannie Mae (Spence) Isbell by Irene V Spence — September 14, 2012
Vivian Spence, Attorney-in-Fact — Date

Irene Vivian Spence — September 14, 2012
Irene Vivian Spence — Date

Elizabeth Son Greene — September 14, 2012
Elizabeth Son (Spence) Greene — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Irene Vivian Spence and Elizabeth Son (Spence) Greene, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of September, 2012.

My Commission Expires: 3/3/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Vivian Spence, Attorney-in-Fact for Jeannie Mae (Spence) Isbell, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of September, 2012.

My Commission Expires: 3/3/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066