BILL GARRETT, Davidson County
Trans:T20130041770 DEEDWARR
Recvd: 05/20/13 11:07 2 pgs
Fees:13.00 Taxes:240.50

20130520-0050511

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF MAY, 2013.

Notary Public

My Commission Expires: 1-9-16

JAMES A. WAECHTER, NOTARY PUBLIC, STATE OF TENNESSEE, DAVIDSON COUNTY, TN

26012

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeff Estepp, LLC	OWNR	Map/Parcel
713 51st Ave. North		091 07 0 361.00
Nashville, TN 37209		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAYNE A. BUBIS, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto JEFF ESTEPP, LLC, hereinafter called the GRANTEE, its successors 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 2 on the Plan of Bubis Subdivision, a resubdivision of Reserve Parcel, as of record in Book 6050, page 184, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being part of the same property conveyed to Jayne A. Bubis by Quitclaim Deed from Harriet Bubis of record in Instrument No. 20011114-0125048 and corrected in Instrument No. 20130507-0046069, Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE PRINCIPLE PLACE OF RESIDENCE OF THE GRANTOR.

This conveyance is subject to the following:

a. Davidson County and City of Nashville taxes for the year 2013 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/her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 091 07 0 361.00.
b. All matters appearing on the Plan of record in Plat Book 6050, page 184, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5213 Kentucky Ave., Nashville, Tennessee 37209

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she 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 she does further covenant and binds herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 15th day of May, 2013:

Jayne A. Bubis

Jayne A. Bubis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 15th day of May, 2013:

Notary Public

My commission expires: _____

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
~~April 28, 2~~013

4/8/17