File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150011984 DEEDWARR
Recvd: 02/18/15 13:44 2 pgs
Fees:13.00 Taxes:236.80

20150218-0014091

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: 10/5/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Bubis	Robert Bubis	119100A12000CO
(NAME)	(NAME)	
2401 Franklin Road	2401 Franklin Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kimberly A. Layton, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Bubis,** 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, Tennessee, being all of Unit No. 120, on the Site Plan of Prescott Place Condominiums, Condominium Apartments, as shown by plat appearing of record in Plat Book 6250, page 537, revising Plat Book 6200, page 257, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said unit.

Being the same property conveyed to Kimberly A. Layton, married, by deed from L. D. Hill and wife, Chrystal Hill dated 8/5/05, of record in Instr. No. 20050809-0094226, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantee(s). All matters on the plan of record in Book 6200, page 257, revised in Book 6250, page 537, said Register's Office.
The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Prescott Place Condominiums of record in Book 6615, page 743, Book 6639, page 416, and Book 6779, page 691,, said Register's Office. Charter of Prescott Place Condominiums Homeowners Association, Inc. of record in Book 6773, page 168, said Register's Office. Subject to Sanitary Sewer Easements as set out in Book 4060, page 93, Book 4366, page 123; and Sewer and Storm Drainage Easement as set out in Book 4365, page 361, said Register's Office.

This property is being sold as is. This is not the primary residence of the Grantee.

unimproved ☐

This is improved ☑ property, known as 120 Prescott Place, Nashville, TN 37211
(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.

Witness my/our hands this 11 day of February, 2015.

Kimberly A. Layton

State of Oregon
County of Washington

Personally appeared before me Kimberly A. Layton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence),and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of February, 2015.

Notary Public Keri Keen
My Commission Expires: 9/30/18

OFFICIAL STAMP
KERI ANN KEEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 932878
MY COMMISSION EXPIRES SEPTEMBER 30, 2018

File No.: 2015-0018