Davidson County DEEDQC
Recvd: 12/14/15 16:17 4 pgs
Fees:22.00 Taxes:0.00
20151214-0125739

THIS INSTRUMENT PREPARED BY:
Douglas S. Hale, Attorney
HALE and HALE, PLC
231Public Square, Suite 312
Franklin, Tennessee 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Brandon M. Bubis 116 Century Oak Drive Franklin, TN 37069	SAME	Map/Parcel 082 12 0 270.00 082 12 0 271.00

For good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **ROBERT S. BUBIS** (hereinafter called the **"GRANTOR")**, hereby quitclaims and conveys a one-twelfth (1/12) undivided interest in and to those certain tracts or parcels of land in Davidson County, Tennessee described as follows, unto **BRANDON M. BUBIS** (hereinafter called the **"GRANTEE"**), his heirs and assigns, to-wit:

TRACT 1:

Land in Davidson County, Tennessee, being Lot(s) 4 and 5, as shown on the map entitled D.D. Phillips Silverdene Park Subdivision, of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert S. Bubis by Warranty Deed from Harriet Bubis of record in Instrument No. 20131002-0103302, Register's Office for Davidson County, Tennessee AND being the same property conveyed to Robert S. Bubis by Quitclaim Deed from Robert S. Bubis of record in Instrument No. 20140313-0021071, Register's Office for Davidson County, Tennessee.

TRACT 2:

Being Lot No. 6 on the Plan of D.D. Phillips' Subdivision, and also a 120 foot lot lying between lots 6 and 7, in said Subdivision, which is of record in Book 421, page 31, Register's Office for Davidson County, Tennessee. Said lot No. 6 and the 120 foot lot adjoin and front together 170 feet on the northerly side of Main Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Robert S. Bubis by Warranty Deed from Harriet K.

Bubis, Trustee of record in Instrument No. 20131002-0103291, Register's Office for Davidson County, Tennessee.

TRACT 3:

Located in Davidson County, Tennessee, being part of Lot No. 7 according to the plan of D.D. Phillips, Silverdene Park Subdivision of record in Book 421, page 31, Register's Office of Davidson County, Tennessee. Said part of Lot No. 7 fronts 46.5 feet on the northerly side of Main Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Robert S. Bubis and Brandon M. Bubis by General Warranty Deed from Phil Segraves of record in Instrument No. 20110309-0018723, Register's Office for Davidson County, Tennessee AND being the same property conveyed to Robert S. Bubis by Quitclaim Deed from Brandon M. Bubis of record in Instrument No. 20140624-0054750, Register's Office for Davidson County, Tennessee

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION REQUESTED OF OR PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER THEREOF.

This improved property is known as 931 Main Street and 941 Main Street, Nashville, Davidson County, Tennessee 37206.

WITNESS, the hands of the undersigned this 10th day of December, 2015, in Nashville Tennessee.

Robert S. Bubis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert S. 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 he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2015.

Notary Public

My commission expires: 5/6/19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero ($0.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 10th day of December, 2015.

Notary Public

My commission expires: 5/6/19

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

