WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160005425 DEEDWARR
Recvd: 01/20/16 15:07 2 pgs
Fees:13.00 Taxes:129.50
20160120-0005984

Y-FC-16-2112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/08/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon Bubis	NEW OWNER	
(NAME)	(NAME)	
116 Century Oak Drive		**095-14-0-028.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WENDELL WILLIAMS, SINGLE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRANDON BUBIS AND JAYNE BUBIS, JOINT TENANTS IN COMMON,** hereinafter called the Grantee(s), their 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. 59 on the Plan of Elm Hill Acres, Section No. 1 of record in Plat Book 2331, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 59 fronts 80 feet on the North side of Jade Drive and runs back between lines 225 feet on the West line and 229.4 feet on the East line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Wendall Williams and wife, Betty Williams (formerly known as Betty Brown Baker), as tenants by the enteritis by Warranty deed from Betty Brown Baker of record in Instrument No. 20091119-0106794 Register's Office for Davidson County, Tennessee, dated November 19, 2009 and recorded on November 19, 2009.

Being the same property conveyed to Wendell Williams by Quitclaim deed from Betty Williams of record in Instrument No. 20151218-0127203 Register's Office for Davidson County, Tennessee, dated December 11, 2015 and recorded on December 18, 2015.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 2331, Page 67, Register's Office for Davidson County, Tennessee.
- Easement(s) as set forth of record in Book 2442, Page 464, in the Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage of record in Book 4308, Page 638, in the Register's Office for Davidson County, Tennessee.
- Perpetual Easement of record in Book 2023, Page 17, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way of record in Book 980, Page 352, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **2112 Jade Drive , Nashville, Tennessee 37210-3308**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 15th DAY OF JANUARY, 2016.

Wendell Williams by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WENDELL WILLIAMS, and who acknowledged he/she/they executed the same as the free act and deed of the said WENDELL WILLIAMS.

Witness my hand and official seal, this the 15th of January, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212