THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16057688**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $539,000.00. Affiant Subscribed and sworn to before me, this 8th day of July, 2016. Notary Public My Commission Expires: 1-8-19

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160058887 DEEDWARR
Recvd: 07/11/16 12:54 2 pgs
Fees:13.00 Taxes:1994.30
20160711-0070695

WARRANTY DEED

Address New Owner: Mark H. Rubin and Phyllis Rubin 1711 Primrose Avenue Nashville TN 37212-6009	Send Tax Bills To: **SAME**	Tax Information: Tax Parcel ID No. 117-08-0-050.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ben C. Bailey and wife, Anita L. Bailey.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mark Rubin,** married **and Phyllis Rubin,** unmarried **as** Joint Tenants with Right of Survivorship, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Belmont Terrace of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ben C. Bailey and wife, Anita L. Bailey by Warranty deed from Robert D. Shepard, unmarried of record in Book 8448, page 260, Register's Office for Davidson County, Tennessee, dated September 20, 1991 and recorded on September 23, 1991.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 101, Register's Office for Davidson County, Tennessee.

This is improved property located at 1711 Primrose Avenue Nashville TN 37212-6009

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 8th day of July, 2016.

Ben C. Bailey

Anita L. Bailey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ben C. Bailey and Anita L. Bailey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018