**NEW OWNER:**

Justin C. Bridgewater
Lacey A. Rutter
2112 Jade Drive
Nashville, TN 37210

**SEND TAX BILLS TO:**

~~New Owner~~
Peoples Home Equity, Inc.
2 Maryland Way Suite 110
Brentwood, TN 37027

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 16-0620

Map 095, Group 14-0, Parcel 028.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160073185 DEEDWARR
Recvd: 08/22/16 14:39 3 pgs
Fees:18.00 Taxes:1086.51
20160822-0087725

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Three Thousand Six Hundred Fifty and 00/100 Dollars** (**$293,650.00**) cash in hand paid, the receipt of which is hereby acknowledged, **BRANDON BUBIS, MARRIED, AND JAYNE BUBIS, MARRIED**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JUSTIN C. BRIDGEWATER, UNMARRIED, AND LACEY A. RUTTER, UNMARRIED** * ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Elm Hill Acres, Section No. I, 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.**

* as tenants in common with right of survivorship

**BEING the same property conveyed to Brandon Bubis and Jayne Bubis, joint tenants in common, by Warranty Deed from Wendell Williams, single, dated January 15, 2016, and of record in Instrument No. 20160120-0005984, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 2112 Jade Drive, Nashville, Tennessee 37210.**

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 19th day of **August, 2016**.

BRANDON BUBIS

JAYNE BUBIS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BRANDON BUBIS AND JAYNE BUBIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of **August, 2016**.

NOTARY PUBLIC

TODD A. TRESSLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

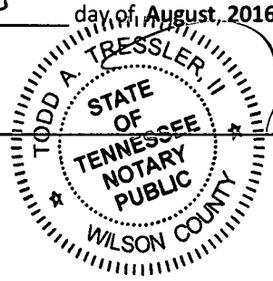
My commission expires: 5-30-17

**********

The actual consideration or value, whichever is greater, for this transfer is $ **293,650.00** .

AFFIANT

Sworn to and subscribed to before me this 18th day of **August, 2016**.




NOTARY PUBLIC

My commission expires: 5-30-17