WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160080062 DEEDWARR
Recvd: 09/13/16 10:28 2 pgs
Fees:13.00 Taxes:434.75
20160913-0096078

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

Subscribed and sworn to before me, this 9th day of September, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) MY COMMISSION EXPIRES: September 10, 2018

VIRGINIA M. SOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Bubis	New Owner	159-07-0A
(NAME)	(NAME)	(MAP)
5005 High Valley Drive		002.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027-4134		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Bijoy E. John and spouse Dotty John, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Brandon Bubis and wife, Kelly Bubis, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of High Valley, Section One of record in Plat Book 9700, Page 188 and corrected in Instrument No. 20000501-0043193, 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 a portion of the same property conveyed to Bijoy E. John and Dotty John, husband and wife by General Warranty deed from McCohen Development Corp., a Tennessee corporation of record in Instrument No. 20130422-0039814 Register's Office for Davidson County, Tennessee, dated April 18, 2013 and recorded on April 22, 2013.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, known as: 5005 High Valley Drive, Brentwood, Tennessee 37027-4134

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 hand(s) this 9th day of September, 2016.

Bijoy E. John

Dotty John

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Bijoy E. John; Dotty John with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of September, 2016.

Jennifer D. Stacey
Notary Public

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/20/17