Davidson County DEEDWARR
Recvd: 12/27/16 11:00 4 pgs
Fees:23.00 Taxes:2127.50
20161227-0135439

Warranty Deed

ALYSSA RAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $575,000.00. Affiant Subscribed and sworn to before me, this the 20th day of December, 2016. Notary Public My commission expires: 9/7/2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Adam B. Morgan Amanda K. Morgan	Bancorp South Bank	
1321 Foster Avenue ~~3937 Woodlawn Drive~~	P.O. Box 4360	116-04-0-114.00
Nashville, TN 37210 ~~37205~~	Tupelo, MS 38803	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFFREY H. BUBIS AND KAREN B. WYLL, CO-EXECUTORS OF THE LAST WILL AND TESTAMENT OF MARVIN R. BUBIS, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM B. MORGAN AND AMANDA K. MORGAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 27 on the map of Clearview Subdivision, as of record in Book 843, Page 8, Register's Office for said County, described as follows:

Beginning on the Easterly margin of Clearview Drive at the corner of Lots Nos. 26 and 27; thence with the line between said two lots, Southeastwardly 165 feet to the corner of Lots Nos. 2, 26 and 27; thence with the line between said Lots Nos. 2 and 27 Northeastwardly 67 feet to the corner of Lots Nos. 1, 2 and 27; thence with the line between said Lots Nos. 1 and 27, Northwardly 164.6 feet to the Southerly margin of Woodlawn Avenue; thence with same, Westwardly 100 feet to the Easterly margin of Clearview Drive; thence with same, Southwestwardly 158.1 feet to the beginning.

Being the same property conveyed to Marvin Bubis and wife, Bess R. Bubis by Warranty deed from Hatie May Wilkerson, a widow of record in Book 1878, page 333, Register's Office for Davidson County, Tennessee, dated August 04, 1950 and recorded on August 22, 1950.

The said Bess R. Bubis and Marvin Bubis are both deceased. Bess having predeceased Marvin. Marvin Bubis' will was probated at Docket No. 16P1074 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3937 Woodlawn Drive, Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of December, 2016.

executor

Jeffrey H. Bubis, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey H. Bubis, Co-Executor of the Last Will and Testament of Marvin R. Bubis, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of December, 2016.

Karen B. Wyll

Karen B. Wyll, Co-Executor

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karen B. Wyll, Co-Executor of the Last Will and Testament of Marvin R. Bubis, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2016.

Notary Public

My Commission Expires: 4/17/2019

SHAWN SNYDER
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-17-19

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

