WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/17 10:18 3 pgs
Fees:18.00 Taxes:2275.50
20170515-0047800

File #2017-100

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $615,000.00.

Affiant

Subscribed and sworn to before me on May 12th, 2017.

NOTARY PUBLIC
My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Ran Tao and Yu Deng 2918 Woodlawn Drive Nashville, TN 37215	Regions Bank dba Regions Mortgage 2050 Parkway Circle Birmingham, AL 35244	117-02-0R-002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROBERT BRENT BUBIS, MARRIED,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **RAN TAO AND YU DENG, HUSBAND AND WIFE,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B of Robin Estates Townhomes, a Horizontal Property Regime PUD with Private Elements located at Nashville, Davidson County, Tennessee, and described in Master Deed of record in Instrument No. 20090311-0022099 and amended by Amendment to Master Deed for Robin Estates Condominium To Now Be Known as Robin Estates Townhomes, a Horizontal Property Regime PUD with Private Elements, of record as Instrument No. 20100419-0029455, and amended in the Second Amendment to Master Deed for Robin Estates Townhomes, a Horizontal Property Regime PUD with Private Elements, of record in Instrument No. 20100427-0031735, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Robin Estates Townhomes, a Horizontal Property Regime PUD with Private Elements, contained in said amendment, the plat filed as Exhibit "B" to said Amendment appearing in Instrument No. 20100419-0029455, and Bylaws appended thereto as Exhibit "C" and amended in Instrument No. 20100427-0031735, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to ROBERT BRENT BUBIS, UNMARRIED, by deed from ROBERT S. BUBIS, MARRIED, of record in Instrument No.

20110520-0038719, dated May 19, 2011, said Register's Office. The said, Robert Brent Bubis having since married Sydney Bubis.

The undersigned, Sydney Bubis, spouse of Robert Brent Bubis, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2918 Woodlawn Drive, Nashville, TN 37215.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his 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 our hands on May 12, 2017.

Grantor:

Robert Brent Bubis

Grantor:

Sydney Bubis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ROBERT BRENT BUBIS AND SYDNEY BUBIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2017.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017