This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-17-5387

BILL GARRETT, Davidson County
Trans:T20170074232 DEEDWARR
Recvd: 08/25/17 09:52 2 pgs
Fees:13.00 Taxes:2830.50
20170825-0087455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is ~~$775,000.00~~ $765,000.00

Affiant

Subscribed and sworn before me this the 22nd day of August, 2017.

Notary Public
My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

WARRANTY DEED

Address of New Owner:
Jeffrey Bubis
5387 Lickton Pike
Goodlettsville, TN 37072

Send Tax Bill to: NEW OWNER
1404 Gale Lane
Nashville, TN 37212

Tax Information:
023-00-0-087-00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MELVIL LE RHUN AND KIMBERLI ELYSE ARNT, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEFFREY BUBIS and JESSICA BOUDINOT, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND IN THE 10TH FORMERLY THE 22ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY HICKERSON MILLER-SURVEYORS DATED MARCH 28,1957, BEING A PART OF THE JOHN BUTTERWORTH TRACT AND MARKED "A" ON SAID SURVEY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF LICKTON PIKE, BEING 25 FEET MORE OR LESS EAST OF THE CENTER LINE OF SAID PIKE IN A CREEK BEING THE SOUTHWEST CORNER OF TRACT "A" IN AN OLD TREE LINE IN THE ORIGINAL SOUTH LINE OF THE OF THE J. R. ROSSON PURCHASE OF 141.6 ACRES MORE OR LESS; THENCE WITH THE CENTER LINE OF SAID CREEK, AS FOLLOWS: NORTH 20 DEG. 30' EAST 203 FEET; NORTH 56 DEG. 45' EAST 153 FEET; NORTH 26 DEG. 30' EAST 118 FEET; NORTH 44 DEG. 30' EAST 138 FEET TO A POINT IN THE SOUTH LINE OF A ROAD IN THE CENTER OF SAID CREEK, A CORNER OF TRACT "B" THENCE WITH THE LINE BETWEEN TRACTS "A" AND "B" ALONG THE CENTER OF SAID CREEK, NORTH 66 DEG. 30' EAST 79 FEET TO A POINT; THENCE LEAVING SAID CREEK, ALONG AN OLD FENCE LINE, AS FOLLOWS: SOUTH 70 DEG. EAST 205 FEET; SOUTH 82 DEG. 30' EAST 130 FEET; SOUTH 3 DEG. 30' WEST 480 FEET TO AN OLD PLANTED STONE AT A FENCE CORNER BEING THE ORIGINAL SOUTHEAST CORNER OF SAID ROSSON PURCHASE; THENCE WITH ROSSON'S ORIGINAL SOUTH LINE ALONG OLD TREE LINE, NORTH 86 DEG. WEST 715 FEET TO THE POINT OF BEGINNING, CONTAINING 6.8 ACRES, MORE OR LESS.

Being the same property conveyed to Sharon J. Eden by Warranty deed from First American National Bank of record in Book 8685, page 810, Register's Office for Davidson County, Tennessee, dated July 27, 1992 and recorded on July 28, 1992.

Being the same property conveyed to Melvil Le Rhun by Warranty deed from Sharon J. Eden, unmarried of record in Instrument No. 20160720-0074709 Register's Office for Davidson County, Tennessee, dated July 18, 2016 and recorded on July 20, 2016. Melvil Le Rhun is married to Kimberli Elyse Arnt who joins in the conveyance of all interest in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5387 Lickton Pike, Goodlettsville, TN 37072.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of August, 2017.

Melvil Le Rhun

Kimberli Elyse Arnt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melvil Le Rhun and Kimberli Elyse Arnt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of August, 2017.

My commission expires:

1/7/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public