Bill Garrett Davidson County
Batch# 8135 DEEDWARR
10/04/2017 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20171004-0101626

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Charles W Holland Jr
Affiant

Subscribed and sworn to before me, this 3rd day of October, 2017

Notary Public

My commission expires:
DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles W Holland, Jr.	**SWBC MORTGAGE**	**04208018300**
344 Nesbitt Lane	**9311 San Pedro Ste 100**	
Madison, TN 37115	**San Antiono, TX 78216**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert J. Kubilus and Constance M. Kubilus, husband and wife and Zachary M. Kubilus, unmarried, as tenants in common with the right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles W Holland, Jr., a single man

HEREINAFTER CALLED THE GRANTEES, 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. 4 on the Plan of Fillmore Place, as shown by plat of record in Instrument No. 20050614-0067969, corrected in Instrument No. 20100323-0021753, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Kubilus and Constance M. Kubilus, husband and wife and Zachary M. Kubilus, unmarried, as tenants in common with the right of survivorship, by Warranty Deed from Jeannie Mae (Spence) Isbell, Irene Vivian Spence and Elizabeth Son (Spence) Greene, dated September 14, 2012, of record in Instrument No. 20120920-0085569, corrected by Scrivener's Affidavit of record in Instrument No. 20121029-0098798, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20050614-0067969, as corrected in Instrument No. 20100323-0024758, Register's office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 344 Nesbitt Lane, Madison, TN 37115.

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 in 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 31st day of October, 2017.

Robert J. Kubilus

Constance M. Kubilus

Zachary M. Kubilus

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Robert J. Kubilus and Constance M. Kubilus, and Zachary M. Kubilus, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

True Copy Certification

I, KEMBERLY POWELL, 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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)