Bill Garrett Davidson County
Batch# 95060 DEEDWARR
05/21/2018 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20180521-0048659

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

File No.: ALW-18-2013

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRANDON BUBIS AND KELLY BUBIS	NEW OWNER	106130G00100CO 106130G00200CO
(NAME)	(NAME)	
116 CENTURY OAK DRIVE		
(ADDRESS)	(ADDRESS)	
FRANKLIN, TN 37069		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **JAYSON STRINGFELLOW, MARRIED,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRANDON BUBIS AND WIFE, KELLY BUBIS,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Units A & B as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 2013 ROSEMARY LANE, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20170802-0078710, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Linda D. Fulcher NKA Linda Fulcher Jones, a married woman, to Jayson Stringfellow, married, as recorded on the 3rd day of April, 2017 in Instrument No. 20170403-0032480, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS NOT THE PRIMARY RESIDENCE/HOMESTEAD OF GRANTOR.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) Matters shown on the Plan of record in Plat Book 1835, page 25, Register's Office for Davidson County, Tennessee; and 3) Declaration of Covenants, Conditions and Restrictions for Homes at 2013 Rosemary Lane of record in Instrument No. 20170802-0078710, Register's office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2013 ROSEMARY LANE and 2013B ROSEMARY LANE, NASHVILLE, TN 37210
(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 18th day of May, 2018.

JAYSON STRINGFELLOW

STATE OF Tennessee
COUNTY OF Davidson



Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAYSON STRINGFELLOW, the within named bargainor, 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 and official seal, this the 18th day of May, 2018.

Notary Public
My Commission Expires:

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

True Copy Certification

I, William T. Smith, 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 DAVIDSON)

Personally appeared before me, Sharon F. Muller, a notary public for this county and state, William T. Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21

Notary's Seal



730597.1/2013587