Karen Y Johnson Davidson County
Batch# 138098 DEEDWARR
09/07/2018 04:14:30 PM 5 pgs
Fees: $28.00 Taxes: $520.72
20180907-0089069

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $140,735.50. Affiant Subscribed and sworn to before me, this 7 day of September, 2018. Notary Public My commission expires: WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Brandon Bubis & Kelly Bubis 116 Century Oak Drive Franklin, TN 37069	SAME	072040A00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the

receipt of which is hereby acknowledged, **VB PROPERTIES, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **BRANDON BUBIS AND KELLY BUBIS**, husband and wife ("Grantee"), their heirs, and his assigns, effective as of this 7th day of September, 2018 (the "Effective Date"), a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 1513 as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 1513-1515 Norvel Avenue, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180717-0069405, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to VB Properties, LLC, a Tennessee limited liability company, by deed from ITH, L.P., a Tennessee limited partnership, of record as Instrument No. 201809070089068, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2018 and subsequent years, which have been assumed by Grantee;

2. Matters shown on the Plan of record in Book 1130, page 84, Register's Office for Davidson County Tennessee; and

3. Declaration of Covenants, Conditions, and Restrictions for 1513-1515 Norvel Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180717-0069405, Register's Office for Davidson County, Tennessee.

This is improved property known as 1513 Norvel Avenue, Nashville, Davidson County, Tennessee.

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, their heirs, and his assigns, forever; and Grantor covenants with the said Grantee that Grantor 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 further covenants and bind itself, its

successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs, and his assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

VB PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Frank E. Neal, IV, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK E. NEAL, IV**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **MEMBER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 7th day of September, 2018.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

744360.1/020180720

True Copy Certification

I, Wesley D. Turner, 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

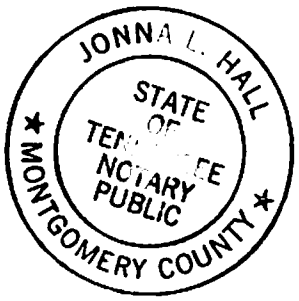
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, 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: 10/14/2019

Notary's Seal



722337.1/2010969