WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 142821 **DEEDWARR**
09/19/2018 02:02:26 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180919-0092940

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

M-VRES-18-308

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Bubis **Rachel Bubis**	**New Owner**	
(NAME) **1404 Gale Lane**	(NAME) **1404 Gale Lane**	**095-07-0-025.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ABC REAL ESTATE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANDREW BUBIS, UNMARRIED, AND RACHEL BUBIS, UNMARRIED, AS TENANTS IN COMMON**, hereinafter called the Grantees, their heirs, successors 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 Lot No. 84 on the Plan of Merry Oaks of record in Plat Book 1835, Page (s) 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to ABC Real Estate Holdings, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Alison M. Brown, a married woman of record in Instrument No. 20180328-0028974 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on March 28, 2018.

THIS PROPERTY HAS NEVER SERVED AS THE PRIMARY RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 4365, Page 595, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 416, Page 145, Book 1846, page 109, Book 1855, page 377 and Book 1876, page 264, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **308 Woodberry Drive, Nashville, Tennessee 37214**.

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(S), 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 our hands this the 14th DAY OF SEPTEMBER, 2018.

ABC Real Estate Holdings, LLC, a Tennessee Limited Liability Company

BY: _____
William Roy Brown
Member

BY: _____
Alison Marie Brown
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM ROY BROWN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the MEMBER of ABC REAL ESTATE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of September, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALISON MARIE BROWN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the MEMBER of ABC REAL ESTATE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of September, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212