Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

Karen Y Johnson Davidson County
Batch# 176707 DEEDWARR
12/20/2018 02:44:26 PM 2 pgs
Fees: $13.00 Taxes: $2,219.63

20181220-0124076

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 $599,900.00. Affiant Subscribed and sworn to before me, this 19th day of December, 2018. Notary Public My Commission Expires:

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 08, 2022

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Lisa M. Spellman Jeffrey T. Spellman 3017 Joaquinn Drive Burbank, CA 91504	New Owner	039-00-0-215.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT S. BUBIS, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LISA M. SPELLMAN AND JEFFREY T. SPELLMAN, wife and husband, as tenants by the entirety,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Resubdivision of Reserve Parcels "B", "C", and "D", Hickory Hollow, of record in Book 4675, page 152, to which plat reference is here made for a more complete and accurate description of said lot, and, Instrument To Amend Final Subdivision Plat of record in Instrument No. 20051007-0121048, Register's Office for Davidson County, Tennessee to which reference is here made.

Being the same property conveyed to Robert S. Bubis by Warranty Deed from Carlos F. Preston and wife, Shelley Sutton, of record in Instrument No. 20141017-0096015, Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the primary residence of Robert S. Bubis or his wife, Katherine Bubis.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2019 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters appearing on the Plan of Resubdivision of Reserve Parcels "B", "C" & "D", Hickory Hollow, of record in Plat Book 4675, page 152, and Instrument to Amend Final Subdivision Plat of record in Instrument No. 20051007-0121048, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3500 Huntland Drive, Whites Creek, TN 37189.**

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 Grantor covenants with the said Grantees that he 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 binds himself, his heirs and assigns, 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.

WITNESS my hand this 18th day of December, 2018.

Robert S. Bubis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert S. Bubis, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of December, 2018.

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

Notary Public

My Commission Expires: 09/07/21