Karen Johnson Davidson County
Batch# 245848 DEEDWARR
06/20/2019 08:18:59 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50

20190620-0059308

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 $475,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of June, 2019.

Notary Public

My Commission Expires: 11/8/21

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Address New Owner As Follows:
Christopher and Lauren Pilny
266 Sunrise Avenue
Nashville, TN 37211

Send Tax Bills To:
new owner

Map-Parcel Number:
119-14-0-322.00

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, **BRANDON BUBIS AND KELLY BUBIS, husband and wife, as to a fifty (50%) undivided interest, and MARTIN BUBIS AND JAYNE BUBIS, husband and wife, as to a fifty (50%) undivided interest**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER PILNY AND LAUREN PILNY, husband and wife**, hereinafter called the

776018.1/020190631

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-19-266

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, Sunrise P.S. Stump's Subd., as shown in Plat Book 421, Page 17, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed Brandon Bubis and Kelly Bubis, husband and wife, as to a fifty (50%) undivided interest, and Martin Bubis and Jayne Bubis, husband and wife, as to a fifty-percent (50%) undivided interest, by deed from Michelle D. Goodman, an unmarried woman, of record as Instrument No. 20181114-0112131, Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the primary residence of the Grantors herein.

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 taxes. 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 Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 421, page 17, Register's Office for Davidson, Tennessee.

3. Matters shown on the survey dated September 6, 2018 by Jason A. Garrett, TN RLS #2861, Clint Elliott Survey, 1711 Hayes Street, Nashville, TN 37203, Project ID: Sunrise Ave 264 266.

4. Notice of Completion of record in 20190515-0045857, said Register's Office.

This is improved property known as: **266 Sunrise Avenue, Nashville, TN 37211**.

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their 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.

<Signature pages to follow>

WITNESS my hand this 14th day of June, 2019.

Brandon Bubis

Kelly Bubis

BY:

Brandon Bubis, Attorney-In-Fact, pursuant to Power of Attorney of record in Instrument No. 20190620-0059305, RODCT.

Martin Bubis

BY:

Brandon Bubis, Attorney-In-Fact, pursuant to Power of Attorney of record in Instrument No. 20190620-0059307, RODCT.

Jayne Bubis

BY:

Brandon Bubis, Attorney-In-Fact, pursuant to Power of Attorney of record in Instrument No. 20190620-0059306, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon 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 14th day of June, 2019.

(Seal)



Notary Public

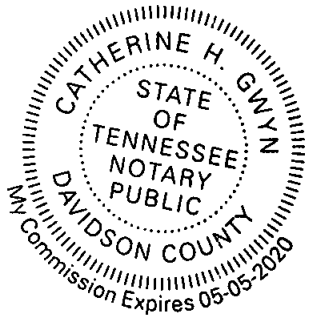
My Commission Expires: 5-5-20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon Bubis, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Kelly Bubis, Martin Bubis and Jayne Bubis and who acknowledged that he executed the same as the free act and deed of Kelly Bubis, Martin Bubis and Jayne Bubis.

WITNESS my hand, at office, this 14th day of June, 2019.

(Seal)



Notary Public

My Commission Expires: 5-5-20