Karen Johnson Davidson County
Batch# 255239 DEEDWARR
07/11/2019 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20190711-0067626

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me this 10th day of July, 2019.

Notary Public
My Commission Expires: 10-14, 2019

2019-96

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brandon Bubis and Kelly Bubis		
116 Century Oak Drive	New Owner	084-05-1-A-001.00-CO (Unit A) and 084-05-1-A-002.00-CO (Unit B)
Franklin, TN 37069		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Eydie Grant, married,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brandon Bubis and Kelly Bubis, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tracts or parcels of land, to-wit:

Land in Davidson County, Tennessee, being Units A and B as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 810 Rosebank Avenue, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180723-0071498, 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 Cager Rudolph Hooper and wife, Edna A. Hooper, by deed from R.S. Jones and wife, Westella W. Jones, of record in Book 2645, page 483, dated April 25, 1957, Register's Office for Davidson County, Tennessee. The said Cager Rudolph Hooper having since died on or about September 7, 2002, leaving Edna A. Hooper as the surviving tenant by the entirety. The said Edna A. Hooper having since died testate on or about August 30, 2006, devising the subject property to James Rudolph Hooper pursuant to her will submitted for probate in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, Docket No. 06P-1606, and of record as Instrument No. 20080909-0092372, Register's Office for Davidson County, Tennessee. The said James Rudolph Hooper having since died intestate on or about August 6, 2013, leaving Eydie Grant, Alona Hooper, and Sherryl L. Stone as his only heirs at law as set forth in Affidavit of Heirship of record as Instrument No. 20140722-0064869, Register's Office for Davidson County, Tennessee. Eydie Grant and Sherryl L. Stone further conveyed their interests in the subject property to Alona Hooper by Quitclaim Deed of record as

Instrument No. 20140825-0077256, dated August 22, 2014, Register's Office for Davidson County, Tennessee. Alona Hooper conveyed the subject property to Eydie Grant by Quitclaim Deed of record as Instrument No. 20171221-0129938, dated December 18, 2017, Register's Office for Davidson County, Tennessee.

Donovan Grant, spouse of Eydie Grant, joins in this conveyance to convey any marital interest of Donovan Grant in the subject property.

This is unimproved property known as 810 A & B Rosebank Avenue, Nashville, Tennessee 37206.

This conveyance is subject to (a) 2019 taxes, a lien, but not yet due and payable, which have been assumed by the Grantees, (b) matters shown on the Plan of record in Book 2083, page 86, Register's Office for Davidson County, Tennessee, and (c) Declaration of Covenants, Conditions and Restrictions for 810 Rosebank Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180723-0071498, Register's Office for 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 10th day of July, 2019.

Eydie Grant

Donovan Grant

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eydie Grant and Donovan Grant, 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 at Hendersonville, Tennessee, this 10th day of July, 2019.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/20/2023

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, Jonna L. Hall, 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: 10-14-2019

Notary's Seal:

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY