Karen Johnson Davidson County
Batch# 256553 DEEDWARR
07/12/2019 03:32:17 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20190712-0068440

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 $550,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2019. Notary Public My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/2022 CARMEN COATS

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Noah Roy and Ann Maidment Roy 1513 Norvel Avenue Nashville, TN 37216	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	072-04-0A-001.00-CO

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,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **NOAH ROY AND ANN MAIDMENT ROY, husband and wife,**

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 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 Brandon Bubis and Kelly Bubis, husband and wife, by deed from VB Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20180907-0089069, Register's Office for Davidson County, Tennessee.

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 Grantors from liability and loss therefrom.

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

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, said Register's Office.

4. Limited Power of Attorney of record at Instrument No. 20180907-0089070.

5. Charter of record at Instrument No. 20180717-0069404, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4197, page 370, said Register's Office.

7. Rights of others in and to the common elements.

This is improved property known as: **1513 Norvel Avenue, Nashville, TN 37216.**

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.

WITNESS my hand this 10th day of July, 2019.

Brandon Bubis

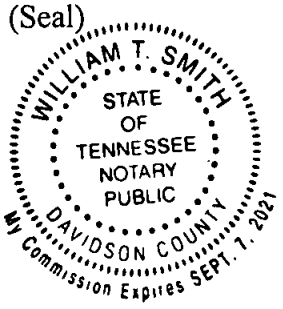
Kelly Bubis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 10th day of July, 2019.

(Seal)



Notary Public

My Commission Expires: 9-7-2021