Karen Johnson Davidson County
Batch# 366307 DEEDWARR
03/04/2020 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20200304-0023540

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

ANAMARIA WILLINGHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 28th day of February, 2020.

Notary Public
My commission expires:

02-1906-50705

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Brandon Bubis 116 Century Oak Drive Franklin, TN 37069	SAME AS OWNER	082-12-0-113.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Faye J. Finney, Executrix of the Estate of Marcella Bowers**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brandon Bubis, a married man, and Martin Bubis, a married man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land situated in Davidson County, Tennessee, and being part of Lot No. 180 on the Plan of Neil S. Brown's Addition in East Nashville, as of record in Book 57, page 50, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southwesterly margin of North Ninth Street, the common corner of Lots Nos. 179 and 180 on said plan, thence northwestwardly, with the margin of said street, 64.1 feet to the southwest intersection of said street with the southerly margin of Marina Street, thence westwardly with the margin of Marina Street, 126.5 feet more or less, to the northeast corner of the property conveyed to V. H. Dixon, by deed from Atney Ray and wife, of record in Book 1109, page 599, said Register's Office; thence southwardly with Dixon's easterly line 86 feet to said Dixon's southeast corner; thence westwardly with said Dixon's southerly line, 30 feet to said Dixon's southwest corner in the easterly margin of an alley, thence southeastwardly with the margin of said alley, 42.1 feet to the common rear corner of said Lots Nos. 179 and 180, thence northeastwardly with the line between said two lots, 170 feet to the point of beginning.

Being the same property conveyed to Esker Bowers and wife, Marcella Bowers by deed from Leon Gilbert, dated September 23, 1967, recorded September 29, 1967, of record in Book 4176, Page 170, Register's Office for Davidson County, Tennessee. The said Esker Bowers having since died on December 23, 1986 leaving Marcella Bowers as sole surviving tenant by the entirety. The said Marcella Bowers having since died widowed on March 4, 2015.. The Last Will and Testament having been admitted to probate in the Probate Court of Davidson County, Tennessee, by Order entered February 24, 2020, in Docket No. 20P237.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 316 N 9th Street, Nashville, TN 37206.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of February, 2020.

Faye J. Finney, Executrix of the Estate of Marcella Bowers

Faye J. Finney, Executrix of the Estate of Marcella Bowers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Faye J. Finney, Executrix of the Estate of Marcella Bowers, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of February, 2020.

ANAMARIA WILLINGHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON

State of Tennessee at Large

My Commission expires:

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

