WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2020.

Notary Public
COMMISSION EXPIRES: 10-17-2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 387089 DEEDWARR
04/17/2020 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20200417-0040191

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon Bubis and Kelly Bubis	NEW OWNER	116 04 0 108.00
(NAME)	(NAME)	
116 Century Oak Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **I, Ellen B. Rodrigues,** 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, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, being Lot No. 37 on the Plan of Clearview, a Subdivision of Lots 7, 8, 12, 13, 16 & 17 of Ensworth & 35 to 41 Inclusive of Kenner Manor Subd., as of record in Book 843, page 8, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Crescent Road, formerly Wildwood Avenue, at the northeast corner of Lot No. 38; thence with the westerly margin of said Crescent Road, northwardly 80 feet to the southeast corner of Lot No. 36 on said Plan; thence with the line between said Lot Nos. 36 and 37, westwardly 117.6 feet to a point; thence continuing with said line in a northwesterly direction, 38 feet to the common corner of Lots 36, 37, 51 and 52; thence with the line between said Lot Nos. 37 and 51, southwesterly 81 feet to the northeast corner of Lot No. 50; thence with the line between said Lots 37 and 50, southwardly 44.6 feet to the northwest corner of said Lot No. 38; thence with the line between said Lot Nos. 37 and 38, eastwardly 202.7 feet to the beginning.

Being the same property conveyed to Ellen B. Rodrigues by deed from Caleb Prusso and wife, Wendy Prusso, by deed dated September 11, 2009, of record as Instrument No. 20090914-0085600, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 707 Crescent Road (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37205 (Postal Zip)

This property does not constitute the primary residence of the Grantees and is for investment purposes only.

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; 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, successors 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 15th day of April, 2020.

Ellen B. Rodrigues

Ellen B. Rodrigues

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Ellen B. Rodrigues, 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2020.

Shannon Philbin

Commission Expires: 3-7-2023

SHANNON PHILBIN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

202004170040191

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: 10/7/2023

Notary's Seal:



