Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 17 day of August 2009.

Notary Public
My commission expires: 3/29/11

Davidson County DEEDWARR
Recvd: 08/19/09 16:12 4 pgs
Fees:23.00 Taxes:1110.00
20090819-0078240

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Eric Filipovitz	Surepoint Lending	171080A01300CO
5428 Cottonport Dr.	9721 Ormsby Station Rd. Suite 107	
Brentwood TN 37027	Louisville, KY 40223	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robert L. Abraham , a married man hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Eric Filipovitz , an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Cottonport Plantation, Phase I, as of record in Book 6900, page 530, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal Description.

Being the same property conveyed to Robert L. Abraham by Quitclaim deed from Robert L. Abraham and Kimberly R. Johnson Abraham dated 08/23/2005, of record in Instrument No. 20050920-0112958, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Cottonport Plantation, Phase I of record in Plat Book 6900 Page 530, Register's Office for County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7430 page 784 and amended in Book 7565, page 57, Book 7637, page 925, Book 7824, page 254, Book 7897, page 576, Book 7897, page 578, Book 8313, page 932 in any allied instruments(s) referred to in said restrictions. 4) Charter of Cottonport Plantation Homeowner's Association of record in Book 7621 Page 600 and Book 7981, page 971 5) Bylaws for Cottonport Plantation Homeowners Association of

record in Book 7637 Page 966 and amended in Book 10775, page 37

This property is improved property known as 5428 Cottonport Dr., Brentwood, Tennessee 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 17th day of August, 2009.

Robert L. Abraham by Ashley Abraham, his Attorney-in-Fact

Robert L. Abraham, by Ashley Abraham, His Attorney-in-Fact

Ashley Abraham – who joins in this conveyance for the sole purpose of conveying any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of August, 2009, before me personally appeared Ashley Abraham to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert L. Abraham acknowledged that such person executed the same as the free act and deed of Robert L. Abraham.

Notary Public

My Commission expires Jan 23, 2012

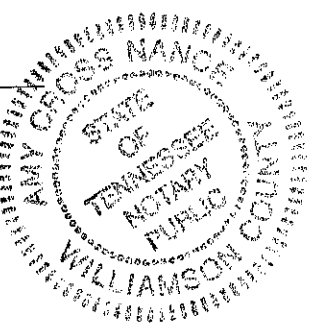
SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 Ashley Abraham the bargainor(s) 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27 day of August, 2009.

Notary Public



My Commission expires 3/29/11

FILE: 06230

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

Amy Cross Nance
State of Tennessee Notary Public
Williamson County