WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100071489 DEEDWARR
Recvd: 11/10/10 11:35 2 pgs
Fees:13.00 Taxes:693.75
20101110-0090354

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $187,500.00.

Affiant

Subscribed and sworn to me on November 4, 2010.

NOTARY PUBLIC

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24716SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Luke J. Able 409 Annapolis Circle Hermitage, TN 37076	Regions Mortgage 2050 Parkway Cir. Birmingham AL 35244	98-13-A-38.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cecelia Burdi and her life partner, Debra Luevano, as joint tenants with a right of survivorship hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Luke J. Able, an unmarried person, hereinafter called **"GRANTEES,"** 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. 38 on the Plan of Phase Two, Section Four, New Hope Point, a Planned Unit Development, of record in Book 9700, page 874, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Cecelia Burdi by Warranty Deed from Continental Development and Construction, Inc., of record as Instrument No. 20001120-0114699 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record as Instrument No. 20010227-0017869 in said Register's Office, Cecelia Burdi quitclaimed all her right, title and interest in said property to Laura Tek, Trustee, who conveyed to Cecelia Burdi and Debra Leuvano, as Joint Tenants with the right of survivorship.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and subsequent years assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on Plan of record in Book 9700, page 874, in the Register's Office for Davidson County, Tennessee.
4. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 10290, page 1, as amended in Book 10330, page 782, re-recorded as Instrument No. 20000628-0064247, in said Register's Office.
5. Charter of New Hope Point Homeowners' Association, Inc., of record as Instrument No. 20000607-0056879 in said Register's Office.

6. By-Laws of New Hope Point Homeowners' Association, Inc., of record as Instrument No. 20080623-0064598 in said Register's Office.
7. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 11030, page 845, in said Register's Office.
8. Stormwater Detention Agreement of record in Book 11387, page 925, in said Register's Office.
9. Quitclaim Deed conveying the common area to New Hope Point Homeowners' Association, Inc., of record as Instrument No. 20000607-0056880 and Instrument No. 20000609-0057619 in said Register's Office.

This property is also known as improved property located at 409 Annapolis Circle, Hermitage, TN 37076.

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 do covenant with the said GRANTEES that they 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; and GRANTORS do 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. 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 on November 4, 2010.

Cecelia Burdi

Debra Luevano

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 4, 2010, before me personally appeared Cecelia Burdi and Debra Luevano to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 4, 2010.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE