THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20110035175 DEEDWARR
Recvd: 06/13/11 12:49 2 pgs
Fees:13.00 Taxes:1739.00

20110613-0045128

TO:
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY

Notary Public

MY COMMISSION EXPIRES: May 8, 2012

(AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Mackler	Regions Bank dba Regions Mrtg.	MAP 118-09-E
906 Noelton Avenue	Dept 2520, P.O.Box 2153	PARCEL 1.00CO
Nashville, TN 37204-3306	Birmingham, AL 35287-2520	
(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, WE, **John A. Biola and wife, Joy S. Biola**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Mackler and wife, Shana Goldstein-Mackler**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 906 as described in Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions for Noelton Avenue Townhouses, a Townhouse Planned Development, of record in Instrument No. 201003050017352, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to John A. Biola and spouse Joy S. Biola by deed from Hans Grasman and spouse Maria H. Grasman of record in Instrument No. 200107030070527, Registers office for Davidson County, Tennessee, dated June 29, 2004. And being part of the same property conveyed to John A. Biola and spouse Joy S. Biola, a one-half interest and Catherine P. Freeman, as one-half interest by Quitclaim Deed from John A. Biola and spouse Joy S. Biola of record in Instrument NO. 200203110030231, Registers office for Davidson County, Tennessee, dated February 7, 2002. And further being part of the same property conveyed to John A. Biola and spouse Joy S. Biola by Executor's Deed in Instrument NO. 200302250024651, Registers office for Davidson County, Tennessee, dated February 19, 2003.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **906 Noelton Avenue, Nashville, TN 37204-3306.**

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 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 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(s) this the 7th day of June, 2011.

John A. Biola

Joy S. Biola by John A. Biola, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John A. Biola** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of June, 2011.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John A. Biola** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Joy S. Biola**, as her Attorney in Fact, as the free act and deed of the within named **Joy S. Biola**.

Witness my hand and official seal this the 7th day of June, 2011.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN