THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20110043449 DEEDWARR
Recvd: 07/19/11 11:10 2 pgs
Fees:13.00 Taxes:525.40
20110719-0055121

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***142,000.00.

Affiant

Subscribed and sworn to before me this 8th day of July, 2011.

Notary Public

My Commission Expires: 7-8-13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Amanda Rowley 2217 Berrywood Road Nashville, Tennessee 37216	Pinnacle National Bank 150 3rd Ave. South Nashville, TN 37201	MAP 072-08-0 PARCEL 247.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Two Thousand and 00/100 Dollars ($***142,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Travis Ables and wife, Holly Ables, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Amanda Rowley and Andy Rowley, wife and husband, (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:

BEING Lot No. 208 on the Plan of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Travis Ables and wife, Holly Ables, by Warranty Deed dated February 16, 2007, from Charles Stanley, an unmarried man, of record as Instrument Number 20070227-0024240 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2217 Berrywood Road, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Dalewood, Section, III, of record in Book 1835, page 20, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

8th IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the day of July, 2011.

Travis Ables

Travis Ables aka Travis E. Ables

By: Mitchell A. Watts
Attorney in Fact

Holly Ables

Holly Ables aka Holly M. Ables

By: Mitchell A. Watts
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Travis Ables and Holly Ables and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Travis Ables and Holly Ables.

WITNESS my hand and official seal this 8 day of July, 2011.

KAY N. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO

Notary Public

My Commission Expires: 7-5-13