Tammy McCauley
State of Tennessee
Notary Public
Rutherford Co.

WARRANTY DEED

ET-12-2565

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-19-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mauricio A. Jovel Dominguez	First Community Mortgage,Inc	
3436 Country Way Road	(NAME) 275 Robert Rose Drive	150-7-405.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN K. ABSTON, JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MAURICIO A. JOVEL DOMINGUEZ AND SANTANA Y. VILORIO, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 521, TOWNE VILLAGE OF THE COUNTRY, SECTION FOUR-B, as shown on plat of record in Plat Book 6250, Page 496, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Brian K. Abston, a single person, to Brian K. Abston, Jr., as recorded on the 17th day of January 2012, in Instrument No. 20120117-0004476; and Warranty Deed from Phillips Builders, Inc. to Brian K. Abston and wife, Jane R. Abston as recorded on the 22nd day of August 1991, in Deed Book 8426, Page 186, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any an all easements, restrictions, or conditions of record; and to taxes for the year 2012, and all subsequent years.

unimproved ( )
This is improved (X) property, known as 3436 Country Way Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 15th day of May, 2012.

Brian K. Abston, Jr.

BILL GARRETT, Davidson County
Trans:T20120036356 DEEDWARR
Recvd: 05/17/12 11:15 2 pgs
Fees:13.00 Taxes:395.90
20120517-0042790

STATE OF Tennessee

COUNTY OF Rutherford

On this the 15th day of May 2012, before me personally appeared Brian K. Abston, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of May 2012.

Notary Public

My Commission Expires: 10-27-13

(SEAL)

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01208-8239