BILL GARRETT, Davidson County
Trans:T20120071152 DEEDWARR
Recvd: 09/21/12 08:33 2 pgs
Fees:13.00 Taxes:643.80
20120921-0085789

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$174,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2012.

Notary Public

My commission expires: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Aaron Distler	Franklin American Mortgage	**Map 083-08-0 Parcel 111-00**
922 Mitchell Rd.	501 Corporate Centre Drive #400	
Nashville, TN 37206	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Erin L. Elkins, now known as Erin Lee Elkins Cable, and Jacob Clayton Cable, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron Distler, UNMARRIED

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 Lot No. 91 on the Plan of Rosewood Heights, Section III, as of record in Book 2133, Page 61, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Erin L. Elkins, by Warranty Deed from Randell A. Smith, married, of record in Instrument No. 20120308-0020381, Register's Office for Davidson County, Tennessee. Erin L. Elkins has since married and is now known as Erin Lee Elkins Cable.

JACOB Clayton Cable, spouse of the above named Erin Lee Elkins Cable, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THIS instrument is being executed on behalf of Erin Lee Elkins Cable, formerly known as Erin L. Elkins, and Jacob Clayton Cable, pursuant to a Power of Attorney executed on the 28th day of August, 2012, of record in Instrument No. 20120921-0085788 **, Register's Office for Davidson County, Tennessee.**

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **922 Mitchell Rd., Nashville, TN 37206**

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 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/our hand(s) this **14th** day of **September, 2012.**

Erin L. Elkins Cable by Diana Aubin, Attorney-in-Fact

Erin L. Elkins Cable by Diana Aubin, Attorney-in-Fact

Jacob Clayton Cable by Diana Aubin, Attorney-in-Fact

Jacob Clayton Cable by Diana Aubin, Attorney-in-Fact

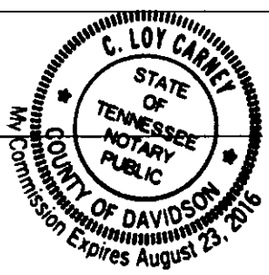
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Diana Aubin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Erin L. Elkins, now known as Erin Lee Elkins Cable, and Jacob Clayton Cable**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Erin L. Elkins, now known as Erin Lee Elkins Cable, and Jacob Clayton Cable**, for the purpose therein contained, by signing the name of **Erin L. Elkins, now known as Erin Lee Elkins Cable, and Jacob Clayton Cable**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of September, 2012

C. Loy Carney

Notary Public



My Commission expires: _____