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THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JANUARY 2013 Notary Public MY COMMISSION EXPIRES: 5-20-14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130004832 DEEDWARR
Recvd: 01/17/13 11:11 2 pgs
Fees:13.00 Taxes:1054.50
20130117-0005702

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Tom Ryan Hughes	Regions Bank d/b/a Regions Mtg.	
5202 Park Avenue	2050 Parkway Office Ct.	PARCEL 102.00
Nashville, TN 37209	Birmingham AL 35244	
(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, **Andrew B. Ellis and wife, Pia Paulamaki**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tom Ryan Hughes and wife, Sara Ruth Hughes**

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 a part of the southeast part of Block 2 on the Plan of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421 page 18, Registers Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the North margin of Park Avenue 50 feet west of the westerly margin of 52nd Avenue, North, thence northerly parallel to the westerly margin of 52nd Avenue, North 150 feet to the south margin of an alley; thence with the margin of the same westerly 50 feet to a point; thence southerly 150 feet to the north margin of Park Avenue; thence with the margin of the same easterly 50 feet to the point of beginning.

Being the same property conveyed to Andrew B. Ellis and wife Pia Paulamaki by deed from Arien Reed Hess and wife Colette Hess, of record in Instrument No. 20020301-0026324, Registers Office for Davidson County, Tennessee, dated February 28, 2002 and recorded on March 1, 2002.

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 **5202 Park Avenue, Nashville, TN 37209.**

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 our hand(s) this the 14th day of January, 2013.

Andrew B. Ellis

Pia Paulamäki by Andrew B. Ellis as Attorney in fact

Pia Paulamaki by Andrew B. Ellis, 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 **Andrew B. Ellis** 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 14th day of January, 2013.

My Commission expires March 8, 2016

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Notary Public

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 **Andrew B. Ellis** 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 **Pia Paulamaki**, as her Attorney in Fact, as the free act and deed of the within named **Pia Paulamaki**.

Witness my hand and official seal this the 14th day of January, 2013.

My Commission expires March 8, 2016

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Notary Public