Record & Return To: Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130039140 DEEDWARR
Recvd: 05/10/13 08:48 2 pgs
Fees:13.00 Taxes:591.63
20130510-0047287

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

M. Nash
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

ROBERT M. LORETTI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula Flautt	BancorpSouth Bank	
(NAME)	(NAME)	
704 Groves Park Road	PO Box 3356	83-7-198
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Tupelo MS 38803	
(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, **JEROME P. ABULESKEY AND WIFE, AMY M. ABULESKEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAULA FLAUTT AND JOE FLAUTT, WIFE AND HUSBAND, ANNA FLAUTT,** 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. 45 on the Plan of a Part of the Tillman Home Tract, Rolling Acres No. Two, Section One, of record in Plat Book 1424, page 45, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jerome P. Abulesky and wife, Amy M. Abulesky, by deed from Melissa H. Geil, married of record in Instrument No. 20100505-0034038, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 1424, page 45, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 704 Groves Park Road, Nashville, TN 37206
(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 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 hands this 2nd day of May, 2013.

Jerome P. Abuleskey

Amy M. Abuleskey

STATE OF Maryland
COUNTY OF Baltimore City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerome P. Abuleskey and Amy M. Abuleskey , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of May, 2013.

Commission expires:

SARAH M HALL
Notary Public
Baltimore City
Maryland
My Commission Expires Jan. 16, 2016

Notary Public