File Box 8

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $115,000.00.

Affiant

Subscribed and sworn before me this the 4th day of June, 2013.

Notary Public
My commission expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Penuflor M Lontoc, III 616 Nashua Lane Nashville, TN 37209	**REGIONS BANK D/B/A REGIONS MTG** **2050 PARKWAY OFFICE CIRCLE** **BIRMINGHAM, AL 35244**	91-5-236

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ADAM M. ABLES AND WIFE, STEPHANIE ABLES, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PENUFLOR M LONTOC, III, married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Mosswood Heights Subdivision, Section II, a plat of which is of record in Book 4175, Page 155, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly margin of Nashua Drive; thence Southerly 47.4 feet to a point; thence 37.94 feet along the northeasterly corner of the intersection of Nashua Drive and Nashua Avenue to a point; thence 74.3 feet Easterly along the northerly margin of Nashua Avenue to a point; thence 76.4 feet Northerly to a point; thence 101.9 feet Westerly back to the point of beginning.

Being the same property conveyed to Adam M. Ables, married, by deed dated April 30, 2008, from Barbara L. Curley, Vicki Sherrill, Michael W. Lynch, Jeff Richardson and Lisa Perry, being all of the heirs at law Nellie F. Lynch also known as Nellie Lynch, of record as Instrument No. 20080502-0045209, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS X IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 616 Nashua Lane, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of May, 2013.

Adam M. Ables by William Orange his attorney-in-fact
Adam M. Ables
By William Orange, his Attorney-in-Fact

Stephanie Ables by William Orange - attorney - in - fact
Stephanie Ables
By William Orange, her Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20130047148 DEEDWARR
Recvd: 06/06/13 08:44 2 pgs
Fees:13.00 Taxes:425.50
20130606-0057337

STATE OF Tennessee
COUNTY OF Williamson

On this 4th day of June, 2013, before me, the undersigned Notary Public in and for said County and State, personally appeared William Orange with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Adam M. Ables, by his Power of Attorney dated 5/29/13, and who acknowledged that he executed the same as the free act and deed of Adam M. Ables.

Witness my hand and official seal this 4th day of June, 2013.

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

On this 4th day of June, 2013, before me, the undersigned Notary Public in and for said County and State, personally appeared William Orange with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Stephanie Able, by her Power of Attorney dated 5/29/13, and who acknowledged that he executed the same as the free act and deed of Stephanie Able.

Witness my hand and official seal this 4th day of June, 2013.

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY