Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Bradley Ronald Espey
Monica Hurley Espey
7220 Belle Chasse Drive
Nashville, TN 37221

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Dr., Suite 400
Franklin, TN 37067

SEND TAX BILL:

Mortgagee

BILL GARRETT, Davidson County
Trans:T20090069897 DEEDWARR
Recvd: 10/14/09 10:05 2 pgs
Fees:13.00 Taxes:791.80
20091014-0095150

MAP AND PARCEL:
MAP 141-15-A
PARCEL 28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Magdalena A. Pietrzak, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Bradley Ronald Espey and Monica Hurley Espey, husband and wife**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 55, as shown on the map entitled Section 1 Rolling River Estates, of record as Plat Book 4860, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Magdalena A. Pietrzak, an unmarried woman, by deed from W. W. H. Investments, a Tennessee General Partnership, of record as Instrument No. 20080307-0023061, dated February 28, 2008, said Register's Office.
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 7220 Belle Chasse Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 9th day of October, 2009.

X _____
Magdalena A. Pietrzak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Magdalena A. Pietrzak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 9th day of October, 2009.

_____
Notary Public

My Commission Expires: _____

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $214,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 19 day of October, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 2-19-13

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY