THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$112,000.00**.

Affiant

Sworn to and subscribed before me this 15th day of November, 2012.

NOTARY PUBLIC

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120088373 DEEDWARR
Recvd: 11/19/12 14:42 2 pgs
Fees:13.00 Taxes:414.40
20121119-0106599

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Jay Paul Lawrence	Suntrust Mortgage, Inc.	04410000500
1408 Donelson Avenue	1001 Semmes Avenue	
Old Hickory, TN 37138	Richmond, VA 23224	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wayne Elsey**, unmarried, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Jay Paul Lawrence, unmarried**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, Rolling Green Subdivision, Section 1, as of record on plat of record in Plat Book 1424, page 75 and 76, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Wayne Elsey, unmarried by deed from Timothy P. Schoettle Instrument No. 20101221-0101551, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Restrictions, set-back lines, conditions and matters of record in Plat Book 1424, pages 75 and 76, said Regioster's Office.
2. Covenants, conditions and Restrictions of record in Book 1641, page 636, said Register's Office.

3. Easement to Davidson County, of record in Book 1763, page 367, said Register's Office.

4. Easement for Water Line and Utility, Book 1641, page 636, said Register's Office.

This is improved property known as 1408 Donelson Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 15th day of November, 2012.

Wayne Elsey by

WAYNE ELSEY Robert F. Spann Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2012, before me personally appeared Robert F. Spann, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Wayne Elsey, and acknowledged that such person executed the same as the free act and deed of Wayne Elsey.

Witness my hand and official seal this 15th day of November, 2012.

NOTARY PUBLIC

My Commission Expires:
8-17-2015.

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015