{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{William Coakley& Brian David Briggs	{ New Owner	}
{2010 Acklen Avenue	{	} Map and Parcel
{Nashville, TN 37221	{	} 104-12 39.00
{	{	} 104-12-40.00
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner		
{Avenue, Suite 201, Nashville, Tennessee 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Winnie C. Espy, Patricia Davis n/k/a Patricia Espy and Michael Espy** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **William Coakley and Brian David Briggs** (The "Grantees"), their heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being the south part of the west ½ of Lot No. 236 on the Map of Christopher & Kirkman's Belmont Park Addition, as of record in Book 57, page 158, Register's Office for said County, as follows:

Beginning at a point in the north margin of Acklen Avenue at the corner of Lots Nos. 26 and 27, said point being 137 feet east of the easterly margin of sidewalk which is in the right-of-way of 21st Avenue South; thence with the line between said Lots Nos. 26 and 27, northerly 97.5 feet; thence easterly 50 feet to a stake; thence southerly 97.5 feet to an iron pin in the north margin of Acklen Avenue; thence with the margin of the same westerly 50 feet to the beginning.

Being part of the northwest part of Lot 26 on the Map of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, page 158, and described according to a survey thereof made October 31, 1972, by Southern Land Surveying Company Inc., as follows:

Beginning at point South 82 degrees, 05' 27" East, 146.5 feet from the east margin of 21st Avenue South in the south margin of a 15 foot alley; thence with said alley, South 82 degrees 05' 27" East, 44.5 feet to a point; thence leaving said alley, south 06 degrees 21' 22" West, 62.5 feet to a point; thence North 82 degrees 06' 42" West, 45.3 feet to a point; thence North 07 degrees 05' 23" East, 62.5 feet to the south margin of said alley to the point of beginning.

Being part of the same property conveyed to Warren V. Espy, Winnie C. Espy, Patricia Davis and Michael Espy or Joint Tenants with Right of Survivorship and not as Tenants in Common, of record in Instrument Number 20041201-0142790, in the Register's Office for Davidson County, Tennessee. Warren V. Espy has since died and upon his death title vested inWinnie C. Espy, Patricia Davis n/k/a Patricia Espy and Michael Espy as Joint Tenants with right of survivorship.

Patricia Davis is now known as Patricia Espy.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Any and all matters appearing as shown on the Plan of record in Book 57, page 158, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2010 Acklen Avenue, Nashville, Tennessee 37212.

BILL GARRETT, Davidson County
Trans:T20130024182 DEEDWARR
Recvd: 03/25/13 14:50 3 pgs
Fees:18.00 Taxes:4440.00
20130325-0029306

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me this 22 day of March, 2013.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and/or assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of March, 2013.

Winnie C. Espy

Patricia Davis n/k/a Patricia Espy

Michael Espy

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, Notary Public of the state and county aforesaid, personally appeared, Winnie C. Espy, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 22nd day of March, 2013.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Patricia Davis n/k/a Patricia Espy, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 22nd day of March, 2013.

Notary Public

My Commission Expires:_____

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Michael Espy, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 22nd day of March, 2013.

Notary Public

My Commission Expires:_____

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013