RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082990 DEEDWARR
Recvd: 11/04/14 08:40 2 pgs
Fees:13.00 Taxes:1017.50
20141104-0101557

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2014.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Monahan, *et ux.* 1211 14th Avenue S. Nashville, TN 37212	New Owner	105-01-0-256.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Five Thousand and 00/100 Dollars ($275,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EXPRESS INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **LAWRENCE MONAHAN AND THERESA MONAHAN, AS TENANTS BY THE ENTIRETY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows, to wit: Being the westerly 157 feet of Lot No. 20 and the westerly 157 feet of the southerly 8 feet of Lot No. 19 on the Map of Cotton and Moore's Subdivision of Lot No. 26 in O.B. Hayes Rokeby Plan, as of record in Book 332, page 162, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the westerly margin of 14th Avenue South, formally Lorango Street, as widened, in the south line of Lot No. 20, 14 feet easterly from the original southeast corner of said lot; thence with the westerly margin of said Avenue, as widened, north 38 feet; thence westerly parallel with the south line of said Lot, 157 feet, more or less to the easterly margin of an alley; thence with the easterly margin of said alley southerly 38 feet to the southwest corner of said Lot No. 20; thence with the south line of said easterly 157 feet to the beginning. Exclude sell off of record in Book 4252, page 195.

BEING the same property conveyed to Express Investors, LLC by Deed from Robert S. Elam, Trustee of the Robert S. Elam, Jr. Irrevocable Trust, dated March 25, 2014, recorded April 1, 2014, of record in Instrument No. 20140401-0026763, in the Register of Deeds for Davidson County, TN.

The address of the herein described property is believed to be 1211 14th Avenue South, Nashville, TN 37212, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of October, 2014.

EXPRESS INVESTORS, LLC

BY: KEVIN CAMPBELL, MEMBER

BY: KYLE CAMPBELL, MEMBER

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 30th day of October, 2014, before me, appeared Kevin Campbell and Kyle Campbell, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are members of Express Investors, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Express Investors, LLC, and said officer acknowledged said instrument to be the free act of deed of said Express Investors, LLC.

WITNESS my hand and seal, this the 30th day of October, 2014.

Notary Public

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY