THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32461-06-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $245,330.00. Affiant Subscribed and sworn to before me this 26th day of June, 2015. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ashley Lawless Ed Lawless 7220 Belle Chasse Drive Nashville, TN 37221	Access National Mortgage 1800 Robert Fulton Drive Suite 350 Reston, VA 20191	Map and Parcel No.: 141150A02800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bradley Ronald Espey and wife Monica Hurley Espey** ("Grantors") have this day bargained and sold, and do hereby transfer and convey to **Ed Lawless and Ashley Lawless, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7220 Belle Chasse Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

BILL GARRETT, Davidson County
Trans:T20150051797 DEEDWARR
Recvd: 06/29/15 10:07 3 pgs
Fees:18.00 Taxes:907.72
20150629-0062073

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 26th day of June, 2015.

Bradley Ronald Espey

Monica Hurley Espey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bradley Ronald Espey and Monica Hurley Espey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2015.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Section I Rolling River Estates, as of record in Plat Book 4860, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bradley Ronald Espey and Monica Hurley Espey, husband and wife, by deed dated October 9, 2009, from Magdalena A. Pietrzak, unmarried, of record in Instrument No. 20091014-0095150, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantees. Map and Parcel No. 141150A02800CO.
2. Declaration of Covenants, Conditions and Restrictions for Rolling River Estates of record in Book 4892, page 689, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 4860, page 27, Register's Office for Davidson County, Tennessee.