Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lewis James and Connie James	New Owners	034-15-24.00
1255 Goshentown Road		
Hendersonville, TN 37075		

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Suite 300
Gallatin, Tennessee 37066

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $485,000.00

Affiant

Davidson County DEEDWARR
Recvd: 12/02/08 09:49 2 pgs
Fees:13.00 Taxes:1794.50
20081202-0116730

Subscribed and sworn to before me, this the 28th day of November, 2008.

Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 1/30/2011
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Laneice W. Loudermilk, Trustee of the The Laneice W. Loudermilk 1998 Revocable Trust u/a/d February 27, 1998, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Lewis James and Connie James, as husband and wife, with rights of survivorship ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Rivergate Industrial Park, Section 2, of record in Book 6900, Page 239, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made.

Being a part of the same property conveyed to Laneice W. Loudermilk, Trustee of the Laneice W. Loudermilk 1998 Revocable Trust, by Warranty Deed from Carlyle D. Apple, a 60% undivided interest and Charles N. Parker, Trustee for The Estate of Marilyn A. Baker, a 40% undivided interest, dated April 12, 2007, recorded April 16, 2007, of record in Instrument No. 20070416-0044881, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **1132 Myatt Blvd, Madison, TN 37115**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **28th** day of **November, 2008.**

Laneice W. Loudermilk, trustee

The Laneice W. Loudermilk 1998 Revocable Trust
By: Laneice W. Loudermilk, Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Laneice W. Loudermilk, Trustee of The Laneice W. Loudermilk 1998 Revocable Trust** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and official seal on this the **28th** day of **November, 2008.**

Tina Hawkins

Notary Public



My Commission Expires: 01/30/2012