Record and return to:
Hallmark Title Company
3027 Hwy 31 W
White House, TN 37188
615-672-4343

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0448

BILL GARRETT, Davidson County
Trans:T20120042354 DEEDWARR
Recvd: 06/08/12 08:54 2 pgs
Fees:13.00 Taxes:338.55
20120608-0050090

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$89,900.00~~ 91,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of June, 2012

Notary Public
Commission Expires:

CHRIS MULE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-18-2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph B. Spurlock 79 Benzing Road Antioch, TN 37013	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	162-07-0-023.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

James B. Scott and wife, Alicha K. Scott

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph B. Spurlock and Zita Z. Luna, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot Number 30 on the Plan of Antioch Park, Section 1, as of record in Book 3600, Page 96, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James B. Scott and wife, Alicha K. Scott by Warranty Deed from Joe Dutton Pittard and wife, Cheryl Ann Pittard dated 7/27/92 and recorded 7/29/92 in Book 8687, Page 571, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 79 Benzing Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of June, 2012.

James B. Scott

Alicha K. Scott

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James B. Scott and wife, Alicha K. Scott** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6th day of June, 2012.

Notary Public
My Commission Expires: _____

CHRIS MULE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)