BILL GARRETT, Davidson County
Trans:T20120074232 DEEDWARR
Recvd: 10/02/12 09:41 3 pgs
Fees:17.00 Taxes:0.00
20121002-0089548

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Frances B. Spradley & James W. Spradley, Jr., Trustees 429 Westview Drive Nashville, Tennessee 37205	SAME	Map 116 15 0 Parcel 14.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Frances B. Spradley, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Frances B. Spradley and/or James W. Spradley, Jr., Trustees of The Frances B. Spradley Living Trust, established by the Revocable Trust Agreement of Frances B. Spradley dated September 8, 2012**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest

in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 8th day of September, 2012.

Frances B Spradley

Frances B. Spradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frances B. Spradley, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of September, 2012.

My Commission Expires: _____

JEFFREY MOBLEY
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Jeffrey Mobley

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, in the City of Belle Meade, being Lot no. 5 on Block 6 on the Map of the Re-Subdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No.5 fronts 200 feet on the westerly side of Westview Avenue and runs back 428 feet 8 inches on the northerly line and 429 feet 6 inches on the southerly line, to a deadline, measuring 200 feet thereon.

Included in the above described property, but expressly excluded from this conveyance is the following tract of land in Davidson County, Tennessee:

Being the westerly part of Lot No.5 of Block 6 on the Map of the Resubdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County, beginning at a point in the southerly line of said Lot 5 which is the northeast comer of Lot 2 on the northwest comer of Lot 4, said resubdivision; thence westerly 191 feet, eight inches, with the southerly line of said Lot 5 to its southwest comer; thence northerly with the westerly margin of said Lot 5, 200 feet to the northwest comer of said Lot 5; thence easterly with the northerly margin of said Lot 5, 190 feet 10 inches, to a point in said margin; thence southerly 200 feet to the point of beginning.

This conveyance is subject to: Taxes for 2012 and subsequent years; all matters shown on the Plan, with Owner's Certificate, of record in Plat Book 974, Pages 4 and 5, said Register's Office; and a 10 foot easement for sanitary sewer purposes along the westerly line of said property, conveyed to the City of Belle Meade, of record in Book 5787, page 124, said Register's Office.

Being the same property conveyed to Frances B. Spradley by deed from Christy W. Ivey, Trustee, of record as Instrument No. 20031014-0152187, Register's Office for Davidson County, Tennessee.

This is improved property known as 429 Westview Drive, Nashville, Tennessee 37205.