12-1-330

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of October, 2012 by and between **J. Bruce Spaulding, Trustee Of the Spaulding Joint Revocable Living Trust Agreement U/A/D December 6, 2000**, hereinafter referred to as GRANTOR, and **Lloyd Michael James and Kathy Kaye James, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Section Seven, Fredericksburg, of record in Book 7900, page 509, and Book 9700, page 405, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joel B. Spaulding and wife, Evelyn W. Spaulding, Trustees of the Spaulding Joint Revocable Living Trust Agreement U/A/D December 6, 2000 and any Successors in Trust, and any amendments thereto, by Quitclaim Deed, from Joel B. Spaulding and wife, Evelyn W. Spaulding, Individually, dated December 6, 2000 and recorded December 13, 2000, of record in Instrument 20001213-0122709, Register's Office for Davidson County, Tennessee.

PREVIOUSLY BEING the same property conveyed to Joel B. Spaulding and wife, Evelyn W. Spaulding, by Warranty Deed, from Pulte Homes Tennessee Limited Partnership, dated October 20, 1998 and recorded October 21, 1998, of record in Book 11163, page 935, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1604 Daphne Court, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

J. Bruce Spaulding, Trustee
Of the Spaulding Joint Revocable Living Trust
Agreement U/A/D December 6, 2000

BILL GARRETT, Davidson County
Trans:T20120085171 DEEDWARR
Recvd: 11/07/12 10:47 2 pgs
Fees:13.00 Taxes:1165.50
20121107-0102788

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, J. Bruce Spaulding, Trustee of the Spaulding Joint Revocable Living Trust Agreement U/A/D December 6, 2000, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of October, 2012.

Notary Public

My Commission Expires:_____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2015

Name and Address of Property Owner:
Lloyd Michael James and Kathy Kaye James
1604 Daphne Court,
Brentwood, TN 37027

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive Ste 400
Franklin, TN 37067

Map & Parcel 171.03-0B-106.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $315,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of October, 2012.

Notary Public

My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2015

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