BILL GARRETT, Davidson County
Trans: T20120089132 DEEDWARR
Recvd: 11/21/12 10:28 3 pgs
Fees: 18.00 Taxes: 518.00

20121121-0107411

This instrument prepared by:
Fidelity Residential Solutions
7500 N. Dallas Parkway, Suite 100
One Legacy Circle
Plano, TX 75024
698785 2012-07404
Chasity Philpott

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Wesley Faulkner	First State Bank	061-14-0-087.00
3817 Hilltop Ave	480 Oil Well Rd. 2nd FL	
Nashville, TN 38237	Jackson, TN 38305	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bradley L. Spencer and Amanda F. Spencer, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said James Wesley Faulkner the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20061227-0159675 in the Register's Office of Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Sumner The actual consideration or value whichever is greater, for this transfer is $ 140,000.00

Affiant _____

Subscribed and sworn to before me this the 9th day of November 2012

Notary Public _____

My commission expires: 7-8-14
(Affix Seal)

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This is unimproved ( ), known as
improved ( )

improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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

Witness our hand this 1ST day of October, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bradley L. Spencer

Amanda F. Spencer

STATE OF
COUNTY OF

Personally appeared before me, JENNIFER CURRY, a Notary Public in and for said County and State, Bradley L. Spencer, the within named bargainor MARRIED (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1ST day of OCTOBER, 2012.

Notary Public
My Commission Expires: JAN 06 2015

JENNIFER CURRY (This area for official notarial seal) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, JENNIFER CURRY, a Notary Public in and for said County and State, Amanda F. Spencer, the within named bargainor MARRIED (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1ST day of OCTOBER, 2012.

Notary Public
My Commission Expires: JAN 06 2015

JENNIFER CURRY (This area for official notarial seal) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. 12, on the Plan of Baxter Heights, as shown on plat of record in Plat Book 2063, page 94, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.