WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130008400 DEEDWARR
Recvd: 01/31/13 09:07 2 pgs
Fees:13.00 Taxes:444.00
20130131-0009927

G-BT-13-1311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Stephen James	**Same as new owner**	
(NAME)	(NAME)	**83-1-302.00**
1314 Greenwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **FRANK R. CIRRINCIONE AND MILDRED A. CIRRINCIONE, CO-TRUSTEES OF THE CIRRINCIONE FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED AUGUST 30, 2010,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEPHEN JAMES AND WIFE, HEATHER G. JAMES,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE MAP OF JOHN W. LOVE'S SUBDIVISION OF GREENWOOD, OF RECORD IN BOOK 332, PAGE 4, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 6 FRONTS 51.15 FEET ON THE NORTHERLY SIDE OF GREENWOOD AVENUE AND RUNS BACK 196.8 FEET ON THE EASTERLY LINE AND 193.5 FEET ON THE WESTERLY LINE TO AN ALLEY, MEASURING 50 FEET, MORE OR LESS, THEREON.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM FRANK R. CIRRINCIONE AND WIFE, MILDRED A. CIRRINCIONE TO FRANK R. CIRRINCIONE AND MILDRED A. CIRRINCIONE, CO-TRUSTEES, CIRRINCIONE FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED AUGUST 30, 2010 AS RECORDED ON THE 10TH DAY OF SEPTEMBER, 2010 IN INSTRUMENT NO. 20100910-0072229 AND INSTALLMENT DEED FROM CATHERINE FREEMAN JENKINS TO FRANK R. CIRRINCIONE AND WIFE, MILDRED R. CIRRINCIONE AS RECORDED ON THE 21ST DAY OF FEBRUARY, 1979 IN DEED BOOK 5397, PAGE 311, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 4 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
(X) unimproved
( ) improved
property known as **1311 Greenwood Avenue Nashville, Tennessee 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 25th day of January, 2013.

Cirrincione Family Revocable Living Trust
Agreement dated August 30, 2010

BY: _____
Frank R. Cirrincione, Co-Trustee

BY: _____
Mildred A. Cirrincione, Co-Trustee

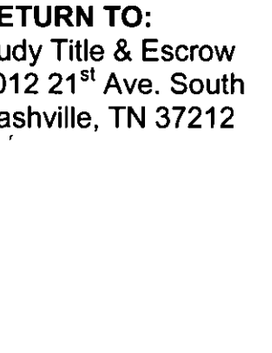
STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of January, 2013, before me personally appeared Frank R. Cirrincione and Mildred A. Cirrincione, Co-Trustees of the Cirrincione Family Revocable Living Trust Agreement dated August 30, 2010, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 25th day of January, 2013.

_____
Notary Public

My Commission Expires: 5-20-14



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212