BILL GARRETT, Davidson County
Trans:T20130094093 DEEDWARR
Recvd: 11/04/13 12:08 2 pgs
Fees:13.00 Taxes:721.50
20131104-0114262

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of November, 2013.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AT-20130180

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
1348 Cool Springs Boulevard, Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Spencer Rollins	Franklin American Mortgage Company	081.12-0-266.00
727 27th Avenue N	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37208	Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Benjamin F. Witherspoon**, Trustee, and not personally under the provisions of a revocable trust agreement dated the eighth day of June, 2005, known as the Benjamin F. Witherspoon Revocable Living Trust dated June 8, 2005, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Spencer Rollins, a married man**, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 329 in Town of McGavock, a plan of which is recorded in Book 21, page 23, of Register's Office for Davidson County, Tennessee, Lot No. 529 Town of McGavock fronts 50 feet on the easterly side of Wetmore (now Arthur) Avenue and runs back between parallel lines 130 feet to a 16 feet alley.

Being the same property conveyed to Benjamin F. Witherspoon, Trustee, and not personally under the provisions of a revocable trust agreement dated the eighth day of June, 2005, known as the Benjamin F. Witherspoon Revocable Living Trust dated June 8, 2005 from Benjamin F. Witherspoon, unmarried by Deed to Trustee dated July 24, 2008 and recorded September 17, 2008 in Instrument #200810170104635, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1532-1534 Arthur Avenue, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 1st day of November, 2013

Benjamin F. Witherspoon

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Benjamin F. Witherspoon , the bargainor(s), 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 and official seal at Williamson, Tennessee, this 1st day of November, 2013.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY