WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,900.00

Albert L. Proctor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE
My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan R. Davis	New Owner	141-15-C-71CO
(NAME)	(NAME)	
1024 River Ridge Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALBERT L. PROCTOR AND SPOUSE, PAULA R. PROCTOR, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUSAN R. DAVIS, UNMARRIED, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 224 on the Plan of Rolling River Estates, Phase 10, of record in Book 6200, page 53, Register's Office for said County.

Being the same property conveyed to Albert L. Proctor and spouse, Paula R. Proctor by deed from M. Clark Spoden, a single person of record in Book 9487, page 612 Register's Office for Davidson County, Tennessee

This conveyance is subject to :
Restrictive Covenants of Record in Book 4788, page 950; Book 4871, page 640; Book 4892, page 689 and Book 6298, page 934.
By-Laws of Record in Book 4892, page 679
Charter of the Homeowner's Association of Record in Book 4892, page 671 and Book 8276, page 552
The Plan of Record in Book 6200, page 53
Property Taxes for the current year

unimproved ☐

This is improved ☒ property, known as **1024 River Ridge Terrace, Nashville, TN 37221**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 21st day of March, 2005.

Albert L. Proctor

Paula R. Proctor

Davidson County DEEDWARR
Recvd: 03/24/05 16:01 2 pgs
Fees:13.00 Taxes:680.43

20050324-0032310

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert L. Proctor and wife, Paula R. Proctor, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

