2756

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WARRANTY DEED

22351

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF February, 2007.

(Affix Seal) Notary Public

My Commission Expires: 12-13-2008

LAURIE M. HART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William M. Proctor	Owner	
104 St. Charles Place	Davidson County DEEDWARR Recvd: 03/05/07 12:53 2 pgs Fees:13.00 Taxes:851.00	Map and Parcel 102-12-110
Nashville, Tennessee 37212	20070305-0026821	

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, PRIMA PIETRA, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto WILLIAM M. PROCTOR, hereinafter called the GRANTEE(S), his 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. 264 on the Plan of Hillwood Subdivision, Section 1, as of record in Book 3700, page 140, Register's Office for said County.

SAID Lot No. 264 fronts 113.57 feet on the southwesterly side of Hillwood Boulevard and extends back 201.9 feet on the northwesterly line and 394.6 feet on the southeasterly line, to a broken line in the rear, on which it measures 305.89 feet.

BEING the same property conveyed to Nancy J. Delboy by deed from James R. Mills, Executor/Trustee U/W of William D. Stanley, deceased, of record in Instrument No. 20060403-0037056, Register's Office for Davidson County, Tennessee. The said Nancy J. Delboy having conveyed all of her right, title and interest to Prima Pietra, LLC by Quitclaim Deed of record in Instrument No. 20060403-0037058, said Register's Office.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2007 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 102-12-110.
b. All matters appearing on the Plan of Hillwood Subdivision, Section 1, of record in Plat Book 3700, page 140, Register's Office for Davidson County, Tennessee.
c. Restrictive covenants of record in Book 4170, page 562, of Register's Office of said County.

This is (X) improved property known as 813 Hillwood Boulevard, Nashville, Tennessee 37209.

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), his heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his 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 28th day of February, 2007:

PRIMA PIETRA, LLC

BY: _____
Nancy J. Delboy, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Nancy J. Delboy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Manager of Prima Pietra, LLC, the within bargainor, a Tennessee limited liability company, and that she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Chief Manager.

Witness my hand this 28th day of February, 2007, in Franklin, Tennessee.

_____
Notary Public

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 05/02/09