WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100024205 DEEDWARR
Recvd: 04/23/10 10:27 2 pgs
Fees:13.00 Taxes:517.63
20100423-0030748

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Donald J. Pickert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of April, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-15-10

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Expires September 15, 2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald J. Pickert	Franklin Synergy Bank	0906008100
(NAME)	(NAME)	
2913 Ironwood Drive	3301 Aspen Grove	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN, 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Robert Kevin Proctor and wife, Sylvia Lynn Proctor**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald J. Pickert, single man**, 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. 21 as shown the map of Clover Hill, Sections II, of in Plat Book 2133, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property convey to Sylvia Lynn Proctor and husband Robert Kevin Proctor, by Quitclaim Deed from Larry D. Craig Trustee, dated May 17, 2006, and of record in Instrument No. 20060524-0060819, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sylvia L. Odom, an unmarried person by deed of record in Instrument No. 20050307-0024724, Register's Office For Davidson County, Tennessee. The said Sylvia L. Odom having since married and is now known as Sylvia Lynn Proctor.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2913 Ironwood Drive, Nashville, TN 37214

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, has 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 **15th** day of **April, 2010**

Robert Kevin Proctor

Sylvia Lynn Proctor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Robert Kevin Proctor and Sylvia Lynn Proctor**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **April, 2010**.

Notary Public

My commission expires: 9-15-10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010