WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110012171 DEEDWARR
Recvd: 03/01/11 09:39 2 pgs
Fees:13.00 Taxes:530.64
20110301-0016280

STATE OF TENNESSEE
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$142,915.00~~ 143,415.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of February, 2011

Notary Public

MY COMMISSION EXPIRES: 9-18-2011 (AFFIX SEAL)

ERIC M. PROCTOR
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley Chin (NAME)	Shirley Chin (NAME)	150-08-0-30.00
3500 Daisy Trail (ADDRESS)	3500 Daisy Trail (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch TN 37013 (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, WE, **Eric Proctor and wife,Susan Proctor**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shirley Chin**, hereinafter called the Grantee, her 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. 313 on the Plan of Section 7-B "The Country" of record in Plat Book 6250, page 505, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Eric Proctor and wife, Susan Proctor by Warranty Deed from Nelson L. Eddy and wife, Mariana Davis Eddy of record in Instrument No. 20031124-0170604, Register's Office for Davidson County, Tennessee.

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 X property, known as 3500 Daisy Trail, Antioch, TN 37013

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 12th day of **February, 2011**

Crystal Gates

Crystal Gates

Eric Proctor

Susan Proctor

Susan Proctor

STATE OF South Carolina
COUNTY OF Horry

Personally appeared before me, the undersigned authority, **Eric Proctor and wife, Susan 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of **February, 2011**

Natasha Alderman

Notary Public

My commission expires: 03/28/16

NATASHA ALDERMAN
NOTARY PUBLIC
SOUTH CAROLINA
COMM. EXP.