WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110017369 DEEDWARR
Recvd: 03/24/11 14:09 2 pgs
Fees:13.00 Taxes:478.69
20110324-0022915

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,375.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-06-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey Sharice Martin	PHH Mortgage Corporation	095-05-0-B-014.00 CO
(NAME)	(NAME)	
2120 Lebanon Pike Unit 14	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Mount Laurel, TN 08054	
(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, **Joseph Proctor and wife, Michelle Proctor,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsey Sharice Martin, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Townhouse Unit #14 of Easthaven Townhomes, as established under Master Deed of record in Instrument #20010806-0083543, in the Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property that was conveyed to Michelle Chambers, unmarried, by Warranty Deed from Jean-Claude Davet and wife, Jill J. Davet, dated December 21, 2004, of record in Instrument No. 20050113-0005101, Register's Office for Davidson County, Tennessee. AND Being the same property that was conveyed to Joseph Proctor and wife, Michelle Proctor, by Quitclaim Deed from Michelle Chambers, unmarried, dated March 28, 2006, of record in Instrument No. 20060405-0039073, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Instrument No. 20010806-0083543; Restrictions of record in Instruments Nos. 20020709-0082357; 20020709-0082356; 20030425-0055753; 20031007-0147961; and 20040419-0043570; Restrictions, Master Deed and By-Laws as of record in Instrument No. 20010806-0083543; Charter of record in Instruments Nos. 20010806-0083542 and 20020709-0082356; Easement of record in Instrument No. 20031007-0147962 and Deed of Conveyance to Homeowners Association for Common Areas of record in Instrument No. 20020709-0082358, re-recorded in Instrument No. 20020710-0083021, all of record in the Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 2120 Lebanon Pike, Unit 14, Nashville, Tennessee 37210

(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 18TH day of March, 2011.

Joseph Proctor

Michelle Proctor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joseph Proctor and Michelle Proctor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of March , 2011.

Notary Public

My Commission Expires: 12-06-2011

J. SUSAN DUFF
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN