RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30439
(Davidson County File Box 9-B)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120011903 DEEDWARR
Recvd: 02/17/12 09:26 2 pgs
Fees:13.00 Taxes:2401.30
20120217-0013983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BETH M. BROOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Anderson Proctor, Jr.	Farmington Financial Group, LLC	Map 117-2
(NAME)	(NAME)	
801 Timber Lane	1912 21st Avenue South	Parcel 46
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37212	
(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, I, **ERNEST J. MOENCH, JR., EXECUTOR OF THE ESTATE OF DOROTHY JEAN MOENCH**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRY ANDERSON PROCTOR, JR. AND STACY L. PROCTOR, HUSBAND AND WIFE,** 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 the Civil District of Davidson County, Tennessee, being Lot No. 2 on the unrecorded subdivision of parts of Lots Nos. 29 and 30 of the Forest Park Land Company's Subdivision, which latter subdivision is of record in Book 161, page 144, Register's Office for Davidson County, Tennessee, and said Lot No. 2 shows on a survey made by S.R. Sanford, Jr., Civil Engineer, in July, 1940, is identically the same as the north 90 feet of the west 230 feet of Lot No. 30 of said Forest Park Land Company's Subdivision, and is described as follows:

Beginning at a point in the easterly margin of Forrest Park, formerly Maplewood Avenue in the southerly margin of a 20-foot roadway or reserved strip lying between lots No. 2 and 3; thence along the margin of said roadway or reserved strip, easterly 230 feet to a point; thence at right angles southerly parallel to Forrest Park, formerly Maplewood, Avenue, 90 feet to a point, the common corner of Lots Nos. 1 and 2, and being the northeast corner of the property conveyed to Robert G. Waggoner and wife, by deed from A.J. Thuss and wife, of record in Book 1132, page 89, said Register's Office; thence with the line between Lots Nos. 1 and 2, and along Waggoner's north line; westerly 230 feet to the easterly margin of Forrest Park, formerly Maplewood, Avenue; thence northerly 90 feet to the point of beginning.

Being the same property conveyed to Dorothy Jean Moench by Quitclaim Deed dated June 29, 2004 from Ernest J. Moench, Jr., of record in Instrument No. 20040707-0080757, said Register's Office. Dorothy Jean Moench (a/k/a Dorothy L. Moench) has since died. Ernest J. Moench, Jr. was appointed as Executor of the Will of Dorothy L. Moench, (Docket No. 11P-1449) in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, with full power to sell without the joinder of any beneficiaries.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 161, page 144, said Register's Office; and (c) any easements and restrictive covenants of record.

unimproved ☐

This is improved ☒ property, known as 801 Timber Lane, Nashville, Tennessee 37215

(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 my hand this 15th day of February, 2012.

x Ernest J. Moench, Jr.
Ernest J. Moench, Jr., Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of said county and state, Ernest J. Moench, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of The Estate of Dorothy Jean Moench, and who further acknowledged that he is authorized by said Will to execute the within instrument as Executor of said estate.

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015