STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 2012.

Notary Public
MY COMMISSION EXPIRES: 3/3/14
File No. G12-3952D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120020888 DEEDWARR
Recvd: 03/22/12 14:13 2 pgs
Fees:13.00 Taxes:325.60
20120322-0024502

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Norma Yarbrough, unmarried (NAME)	Legacy Mortgage Services, Inc. (NAME)	42-11-B-7
205 Mayflower Lane South (STREET ADDRESS)	329-A Warfield Blvd. (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Clarksville, TN 37043 (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 HEREBYACKNOWLEDGED, WE, **Robert E. Proctor and Elma Proctor, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Norma Yarbrough, unmarried**, 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 situated in Davidson County, Tennessee, and being described as follows:

Being Apartment Unit No. 205, on the plan of Heritage Village Condominiums, created under Title 66, Section 27-101, et esq., as amended, Tennessee Code Annotated, and according to the Master Deed of record in 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383 and Book 6380, page 989 and further supplemented and amended by Instrument as recorded in Book 6484, page 287, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Robert E. Proctor and Elma Proctor, husband and wife from Kirby Clifton, married, by Deed dated November 10, 1995, in Book 9918, Page 711, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Charter of Homeowner's Association of record in Book 6418, page 478, Register's Office for Davidson County, Tennessee.

2. Bylaws of record in Book 4758, page 190, Book 6484, page 348, Book 9256, page 848 and Instrument NO. 200312290183195, Register's Office for Davidson County, Tennessee.

3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums and recorded in Book 4758, page 179, Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287, Book 9654, page 906 and Instrument No. 200408040093767, Register's Office for Davidson County, Tennessee.

4. Stormwater detention agreement as recorded in Book 6979, page 521, Register's Office for Davidson County, Tennessee.

5. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 205 Mayflower Lane South, Madison, TN 37115.

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. Whenever 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 20th day of March, 2012.

Robert E. Proctor _____ March 20, 2012
Robert E. Proctor Date

Elma L Proctor _____ March 20, 2012
Elma Proctor Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Robert E. Proctor and Elma Proctor, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of March, 2012.

My Commission Expires: 3/31/14

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066