File Box 9-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120090101 DEEDWARR
Recvd: 11/27/12 09:46 2 pgs
Fees:13.00 Taxes:677.10

20121127-0108651

R-VRES-12-02813

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian St. Pe Brown	New Owner	
2813 Paden Dr	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		083-15-0-061.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KRISTIN M. PROCTOR, FKA KRISTIN M. JACKSON, AND BRANDON S. PROCTOR, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto IAN ST. PE BROWN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 86 ON THE PLAN OF FORTLAND PARK, SECTION 1, ADDITION 1 OF RECORD IN PLAT BOOK 2854, PAGE 68, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 86 FRONTS 79.5 FEET ON THE SOUTHERLY SIDE OF PADEN DRIVE AND RUNS BACK BETWEEN LINES 153.5 FEET ON THE EASTERLY SIDE AND 151.9 FEET ON THE WESTERLY SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 79.5 FEET.

BEING THE SAME PROPERTY CONVEYED TO KRISTIN M. JACKSON, AN UNMARRIED WOMAN AND BRANDON S. PROCTOR, AN UNMARRIED MAN BY DEED FROM HORACE A. JOHNSON AND CORNELIA M. JOHNSON, HUSBAND AND WIFE OF RECORD AT INSTRUMENT NO. 20081009-0102356, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 29, 2008 AND RECORDED ON OCTOBER 9, 2008. THE SAID KRISTIN M. JACKSON HAVING SINCE MARRIED AND NOW BEING KNOWN AS KRISTIN M. PROCTOR

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2854, PAGE 68, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2813 Paden Dr, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of November, 2012.

Kristin M. Proctor

Brandon S. Proctor

STATE OF Tennessee
COUNTY OF Davidson

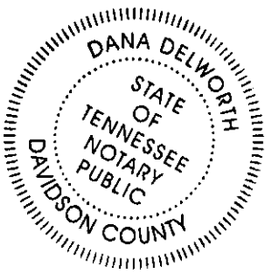
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristin M. Proctor and Brandon S. Proctor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal, this the 21st day of November, 2012.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903