BILL GARRETT, Davidson County
Trans:T20120092335 DEEDWARR
Recvd: 12/04/12 09:43 2 pgs
Fees:13.00 Taxes:381.10
20121204-0111230

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Brandon S. Proctor & Kristin M. Proctor
4412 Andrew Jackson Pky
Hermitage, TN 37076

SEND TAX BILL TO:
Wells Fargo Bank NA
4101 Wiseman Blvd Bldg #108
San Antonio, TX 78251-4200

MAP/Parcel 075-07-0-025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Mary E. Sweatt, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Brandon S. Proctor and wife, Kristin M. Proctor,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Section Two, Tulip Grove of record in Plat Book 3700, Page 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lester R. Sweatt and wife, Mary E. Sweatt by Deed from Donald W. Sandlin and wife, Brenda G. Sandlin of record in Book 6077, page 110, Register's Office for Davidson County, Tennessee, dated June 15, 1983 recorded on June 16, 1983. The said Lester R. Sweatt having since died on October 31, 1986, leaving Mary E. Sweatt as the surviving tenant by the entirety.

This is improved property known as: **4412 Andrew Jackson Pky, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made Subject to all matters shown on the Plan of record in Plat Book 3700, Page 122, Register's Office for Davidson County, Tennessee. Restrictions in Book 4634 and page 317, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of November, 2012

Mary E Sweatt

Mary E. Sweatt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Mary E. Sweatt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of November, 2012.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4 2014

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $103,000.00.

Cari Tiesl

AFFIANT

Subscribed and sworn to before me this the 30th day of November, 2012.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires January 7, 2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY