WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140024976 DEEDWARR
Recvd: 04/14/14 10:03 2 pgs
Fees:13.00 Taxes:469.90
20140414-0030879

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of April, 2014

Notary Public

MY COMMISSION EXPIRES: 9.9.2014
(AFFIX SEAL)

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Proctor	Joseph D. Proctor	051-03-0-172.00
(NAME)	(NAME)	
508 Cottonwood Creek	508 Cottonwood Creek	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

(3)

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 hereby acknowledged, I/WE, **Thol Touch,** married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph D. Proctor, married,** 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:

Being Lot No. 139 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 139 fronts 175 feet on the south side of Barbara Drive and runs back between lines 239.45 feet on the west line and 225 feet on the east line to a dead line in the rear on which it measures 175.6.

BEING the same property conveyed to Thol Touch by deed from Thoeng Touch and wife, Soth Pen, and Mom Touch and Thep Touch, both unmarried, as joint tenants with rights of survivorship dated June 18, 2003, of record in Instrument No. 20030626-0088610, Register's Office for Davidson County, Tennessee.

Soraksa Touch, spouse of Thol Touch, joins in executing this instrument to convey and interest she may have, marital or otherwise, in said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 805 Barbara Drive, 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, has 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 11th day of April, 2014

Thol Touch

Soraksa Touch

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Thol Touch and Soraksa Touch**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of April, 2014

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122