BILL GARRETT, Davidson County
Trans:T20140048349 DEEDWARR
Recvd: 07/07/14 15:58 2 pgs
Fees:13.00 Taxes:647.50

20140707-0059729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Martha F. Steele
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 2014.

Howard M. Skipworth
NOTARY PUBLIC

My Commission Expires: _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN 9, 2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gerald Edward Steele and Martha F. Steele 4138 Grays Point Road Joelton, TN 37080	Gerald Edward Steele and Martha F. Steele 4138 Grays Point Road Joelton, TN 37080	02900039300

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WAYNE PROCTOR, EXECUTOR OF THE ESTATE OF PATRICIA J. PROCTOR

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

GERALD EDWARD STEELE AND WIFE, MARTHA F. STEELE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 2 Resubdivision of Lot 8, as shown on the map entitled Resubdivision of Lots 8 & 9 of Bernard Hills, of record as Instrument No. 20031204-0174336, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to CLAYTON W. PROCTOR AND WIFE, PATRICIA J. PROCTOR, by deed from CHARLES R. JACKSON, ELIZABETH AVERITT AND THOMAS N. BATEMAN, CO-EXECUTORS OF THE ESTATE OF CARLTON AVERITT, DECEASED, of record in Book 5980, page 749 and Book 6191, page 565, said Register's Office. Clayton W. Proctor died on or about August 9, 2012, leaving

Patricia J. Proctor as the surviving tenant by the entirety. Patricia J. Proctor died testate on or about November 6, 2013. She devised said property to her Executor, Wayne Proctor, to be administered as part of her probate estate by Will of recod in Docket No. 14P165, in the Seventh Circuit Court (Probate Division) for Davidson County, Twentieth Judicial District, State of Tennessee.

This improved property is known as 4134 Grays Point Road, Joelton, TN.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 3rd day of July, 2014.

Wayne Proctor Executor

Wayne Proctor, Executor of the Estate of Patricia J. Proctor

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Wayne Proctor, Executor of the Estate of Patricia J. 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of July, 2014.

Howard M. Skipworth

Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN 9, 2016