WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140069493 DEEDWARR
Recvd: 09/17/14 10:21 2 pgs
Fees:13.00 Taxes:403.30
20140917-0085193

B-SR-14-112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00.

Frank B. Graham IV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-16-18
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Frank B. Graham, IV and Brenda G. Graham	NO Owed	
(NAME)	(NAME)	
112 Spring Place Drive		**085-15-0A-012.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 **PATRICK O. PROCTOR, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FRANK B. GRAHAM, IV AND BRENDA G. GRAHAM, HUSBAND AND WIFE,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 112 of Spring Place Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Spring Place Condominium of record in Book 6780, Page 229 and By-Laws appended thereto of record in Book 6780, Page 265, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Patrick Owen Proctor by Deed from Walter L. Timmons, Jr. and wife, Joanne L. Timmons of record in Book 8751, Page 945, Register's Office for Davdison County, Tennessee and being the same property conveyed to CPC-Wedgewood, L.P by deed from Patrick Owen Proctor of record in Book 11307, page 536, Register's Office for Davidson County, Tennessee, dated January 22, 1999 and recorded on January 22, 1999. And further being the same property conveyed to Patrick O. Proctor by deed from CPC-Wedgewood, L.P recorded on Sept 17, 2014 in Instrument No. 20140917-0085192, Register's Office for Davidson County, Tennessee. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- All matters shown on Plat recorded in Book 6250, page 830, amended in Book 7213, page 125.
- Master Deed establishing a Horizontal Property regime of Spring Place Condominiums, and recorded in Book 6780, page 229, and Book 7213, Page 121, Register's Office for Davidson County, Tennessee.
- By-Laws of Spring Place of record in Book 6780, page 265, re-recorded in Book 7213, page 121 and amended in Book 7242, page 924.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **112 Spring Place Drive , Nashville, Tennessee 37214**.

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 the 12th DAY OF SEPTEMBER, 2014.

Patrick O. Proctor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK O. 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of September, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
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Nashville, TN 37212