BILL GARRETT, Davidson County
Trans:T20140077074 DEEDWARR
Recvd: 10/14/14 08:31 2 pgs
Fees:13.00 Taxes:684.13
20141014-0094491

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN144891

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2014.

NOTARY PUBLIC

My commission expires: 12/21/2014

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily C. Sumner 200 Lake Chateau Drive Hermitage, TN 37076	Same address as new owner	051-03-0-172.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Four Thousand Nine Hundred and 00/100 Dollars ($184,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOSEPH D. PROCTOR MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EMILY C. SUMNER A SINGLE PERSON**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further 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 Thoeng Touch and wife, Soth Pen, and Mom Touch and Thep Touch, both unmarried, by Deed dated June 2, 1993 and recorded on June 3, 1993, of record in Book 8970, Page 143, in the Register's Office of Davidson County, Tennessee.

THEREAFTER, being the same property conveyed to Thol Touch by Quit Claim Deed dated June 18, 2003 and recorded on June 26, 2003, of record in Instrument No. 20030626-0088610, in the Office aforesaid.

THEREAFTER, being the same property conveyed to Joseph D. Proctor, married, by Deed dated April 11, 2014 and recorded on April 14, 2014, of record in Instrument No. 20140414-0030879, in the Office aforesaid. Subject property is not now nor ever has been the principal place of residence of the grantor.

The address of the herein described property is believed to be 805 Barbara Drive, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of October, 2014.

Joseph D. Proctor

JOSEPH D. PROCTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Joseph D. Proctor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of October, 2014.

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman

Printed Notary Name

My commission expires: 12/21/2014