BILL GARRETT, Davidson County
Trans:T20140085045 DEEDWARR
Recvd: 11/12/14 08:28 2 pgs
Fees:13.00 Taxes:490.25
20141112-0103873

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 7TH DAY OF NOVEMBER, 2014.

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Proctor, married	Same as new owner	07307002800
	(NAME)	
2410 Kimberly Drive		
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we George Lunn a/k/a George Steven Lunn and Matin Lunn a/k/a Martin Jay Lunn, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph D. Proctor, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 322 ON THE PLAN OF SUNSET VIEW, SECTION 6, AS OF RECORD IN BOOK 2900, PAGES 54 AND 55, REGISTER'S OFFICE FOR SAID CO

SAID LOT NO. 322 FRONTS 115 ON THE NORTHERLY SIDE OF KIMBERLY ROAD AND EXTENDS BACK 252.7 FEET ON THE EASTERLY LINE AND 248.9 FEET ON THE WESTERLY LINE, TO A DEAD LINE, MEASURING 80 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LOBELLE S. ATWOOD, UNMARRIED BY DEED FROM LOBELLE S. ATWOOD F/K/A LOBELLE HOLIDAY LUNN OF RECORD IN INSTRUMENT NO. 20100421-0030213, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID LOBELLE S. ATWOOD HAVING SINCE DIED ON JULY 25, 2014 AND NON-PROBATED WILL OF RECORD IN 14P1527, PROBATE COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SHOWS GEORGE LUNN A/K/A GEORGE STEVEN LUNN AND MARTIN LUNN A/K/A MARTIN JAY LUNN AS HER HEIRS-AT-LAW AND DEVISEES UNDER THE NON-PROBATED WILL.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2410 Kimberly Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my/our hand(s) this 7th day of November, 2014.

WARRANTY DEED
(Continued)

George Lunn a/k/a George Steven Lunn

Martin Lunn a/k/a Martin Jay Lunn

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Lunn a/k/a George Steven Lunn and Matin Lunn a/k/a Martin Jay Lunn, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of November, 2014.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Ste. 202
Brentwood, TN 37027