STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

William J Proctor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2014.

Notary Public
MY COMMISSION EXPIRES:
File No. G14-0459D

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 06-06-2017
ROBERTSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140094610 DEEDWARR
Recvd: 12/17/14 15:41 2 pgs
Fees:13.00 Taxes:1128.50
20141217-0115639

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William J. Proctor and Juanita Proctor (NAME)	William J. Proctor and Juanita Proctor (NAME)	18-73
5436 Brick Church Pike (STREET ADDRESS)	5436 Brick Church Pike (STREET ADDRESS)	
Goodlettsville, TN 37070 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37070 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **James W. Chatham, Sr. and Florence H. Chatham, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William J. Proctor and Juanita Proctor, husband and wife,** 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 2 on an unrecorded survey by Harold H. Cole, Surveyor, described as follows;

BEGINNING in the north margin of Brick Church Pike, at the southwest corner of said tract, thence North 4°00' East 719.97 feet; thence South 85°34' East 402.53 feet to the west margin of a 52.2 foot right of way or road; thence along the west margin of said road South 6°26' West 73.78 feet; thence North 85°34' West 233.0 feet; thence South 6°05' West 600.2 feet to the north margin of Brick Church Pike; thence South 81°14' West 144.00 feet to the north margin of Brick Church Pike; thence continuing along Brick Church South 89°49' West 13 feet to the point of beginning, containing 3.0 acres, more or less.

BEING the same property conveyed to James W. Chatham, Sr. and wife, Florence H. Chatham from Karen Hawkins Todd-Chatham, by Deed dated April 30, 1996, in Book 10032, Page 748, and as corrected in Book 10364, page 709, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Transmission Line Easement as recorded in Book 1174, page 351, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Florence H. Chatham is signed by her duly appointed Attorney-in-fact James W. Chatham, Sr., pursuant to the Power of Attorney recorded in Instrument # 20141217-0115638, said Register's Office.

This is improved property, known as 5436 Brick Church Pike, Goodlettsville, TN 37070.

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. Whenever 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 15th day of December, 2014.

James W. Chatham, Sr. — December 15, 2014 Date

FLORENCE H. CHATHAM

By: James W. Chatham, Sr., Attorney-in-Fact — December 15, 2014 Date

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named James W. Chatham, Sr. , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of December, 2014.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-18

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named James W. Chatham, Sr., Attorney-in-Fact for Florence H. Chatham, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of December, 2014.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066